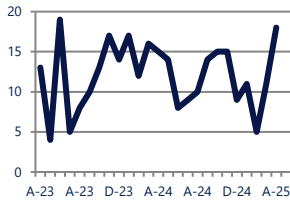


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MECKLENBURG COUNTY HOUSING MARKET**

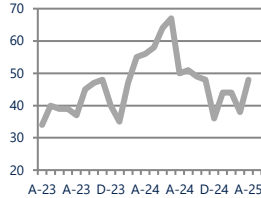
APRIL 2025

Units Sold 18



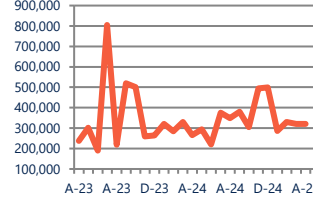
Up
Vs. Year Ago

Active Inventory 48



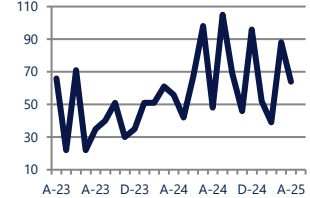
Down -14%
Vs. Year Ago

Median Sale Price \$319,900



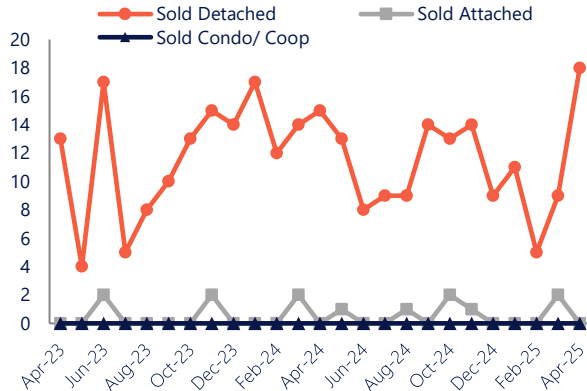
Up 21%
Vs. Year Ago

Days On Market 64



Up 14%
Vs. Year Ago

Units Sold*



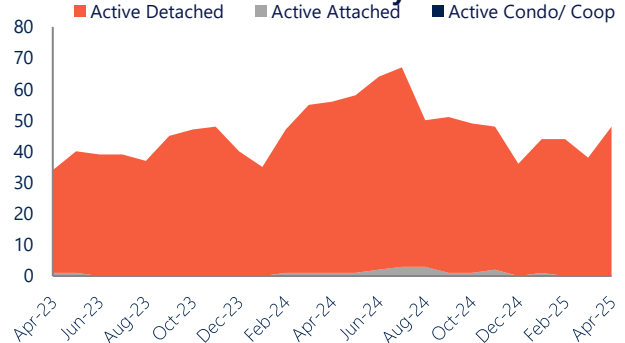
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 18 sold this month in Mecklenburg County. This month's total units sold was higher than at this time last year, an increase from April 2024.

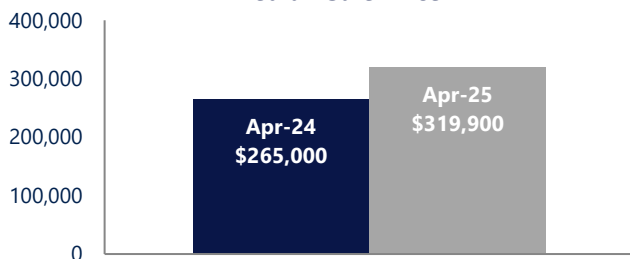
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 14%. The total number of active inventory this April was 48 compared to 56 in April 2024. This month's total of 48 is higher than the previous month's total supply of available inventory of 38, an increase of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Mecklenburg County Homes was \$265,000. This April, the median sale price was \$319,900, an increase of 21% or \$54,900 compared to last year. The current median sold price is approximately the same as the median price in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

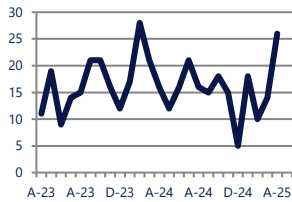
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MECKLENBURG COUNTY HOUSING MARKET**

APRIL 2025

New Listings

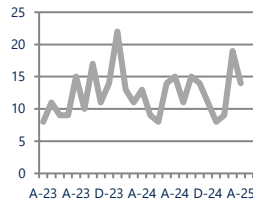
26



Up 63%
Vs. Year Ago

Current Contracts

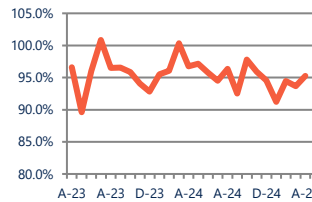
14



Up 8%
Vs. Year Ago

Sold Vs. List Price

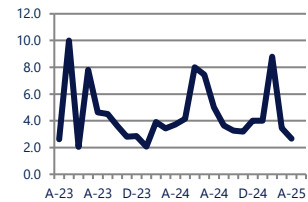
95.3%



Down -1.5%
Vs. Year Ago

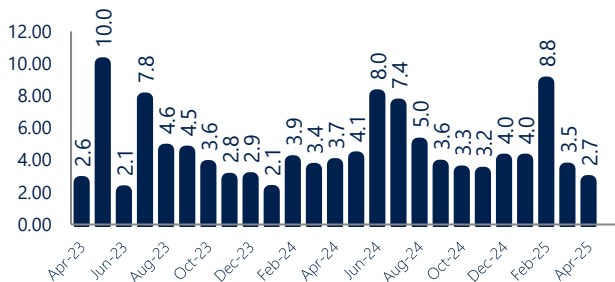
Months of Supply

2.7



Down -28%
Vs. Year Ago

Months Of Supply



Months of Supply

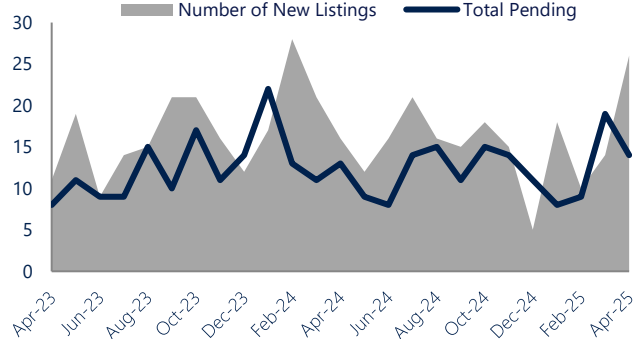
In April, there was 2.7 months of supply available in Mecklenburg County, compared to 3.7 in April 2024. That is a decrease of 29% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

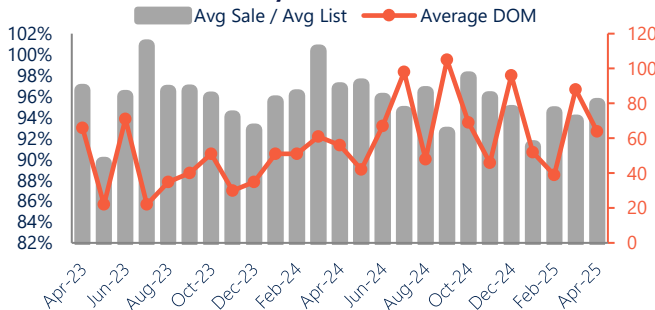
New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Mecklenburg County compared to 16 in April 2024, an increase of 63%. There were 14 current contracts pending sale this April compared to 13 a year ago. The number of current contracts is 8% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Mecklenburg County was 95.3% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 56, an increase of 14%.