

Matthews 28105

ZIP code · NC · North Carolina > Mecklenburg County > Matthews

BALANCED MARKET

\$468K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

581

SALES (12 MO)

\$505K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



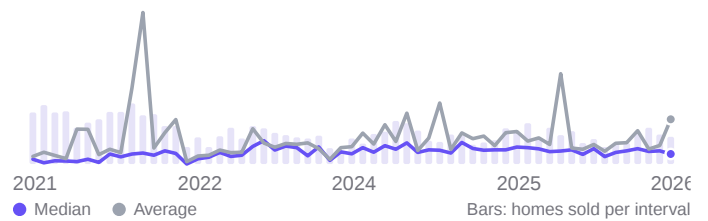
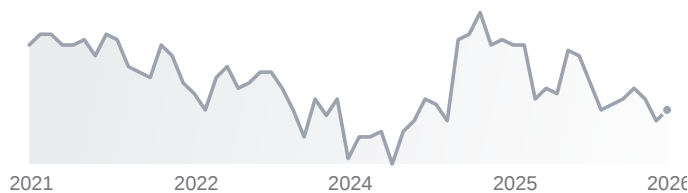
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$450K · Average \$779K

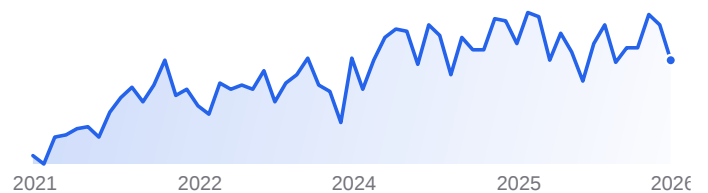
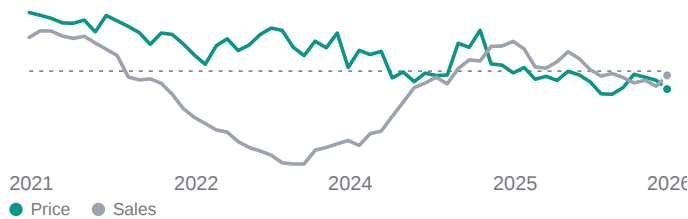


Growth (year over year)

Price -7.8% · Sales -1.9%

Price per square foot

\$225/ft²

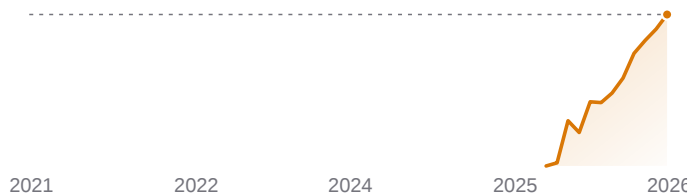


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

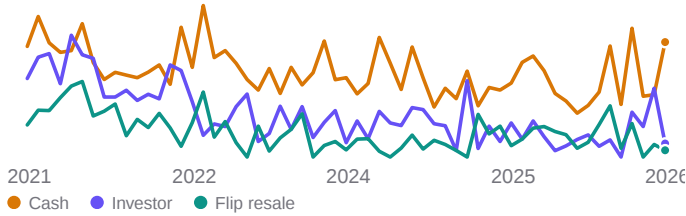
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 4.2% · Flip resale 2.1%



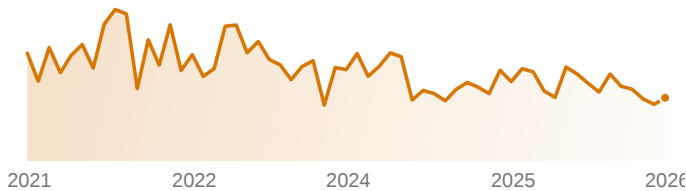
Sellers who sold at a gain

95%

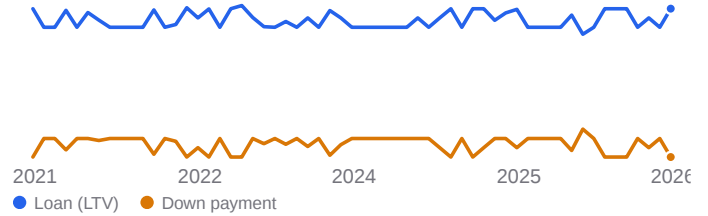


Median annualized return at resale

+5.2%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



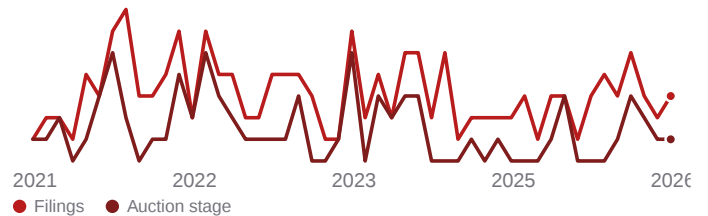
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	14,139
Median value (AVM)	\$505K
Median size	2,174 ft²
Median bedrooms	3
Median year built	1994
Single family	87%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.7%
Owner occupied	87%
Company owned	11%
Median loan-to-value	41%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	47,608
Density	2,106 / mi²
Median household income	\$102K
Average household income	\$117K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	79
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	5.2%
Unemployment	1.3%
Average temp	60°F
Annual precip	47 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.