

Local Market Update for October 2020

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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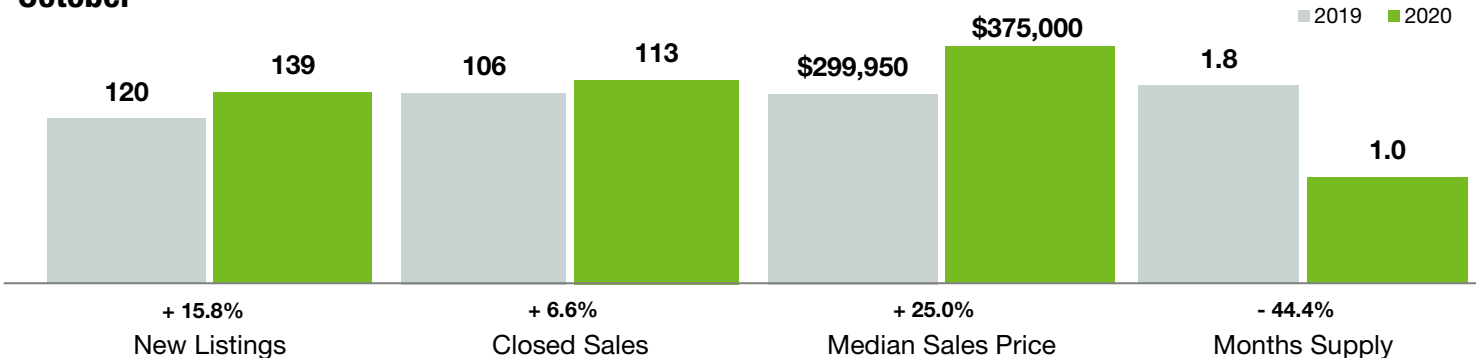
Matthews

North Carolina

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	Thru 10-2019	Thru 10-2020	Percent Change
New Listings	120	139	+ 15.8%	1,340	1,226	- 8.5%
Pending Sales	98	123	+ 25.5%	1,092	1,143	+ 4.7%
Closed Sales	106	113	+ 6.6%	1,038	1,078	+ 3.9%
Median Sales Price*	\$299,950	\$375,000	+ 25.0%	\$315,000	\$330,000	+ 4.8%
Average Sales Price*	\$342,581	\$404,401	+ 18.0%	\$358,892	\$370,242	+ 3.2%
Percent of Original List Price Received*	97.5%	99.2%	+ 1.7%	97.5%	98.5%	+ 1.0%
List to Close	75	57	- 24.0%	77	78	+ 1.3%
Days on Market Until Sale	29	14	- 51.7%	32	28	- 12.5%
Cumulative Days on Market Until Sale	34	14	- 58.8%	40	31	- 22.5%
Average List Price	\$397,762	\$366,606	- 7.8%	\$379,320	\$385,529	+ 1.6%
Inventory of Homes for Sale	183	107	- 41.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation

