Local Market Update for February 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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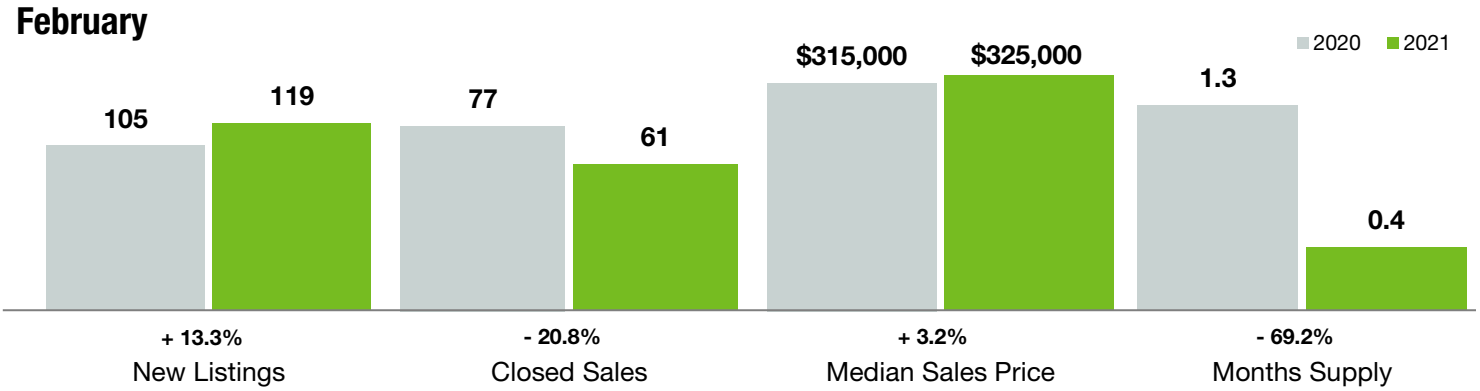
Matthews

North Carolina

	February			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**Thru 2-2020**	**Thru 2-2021**	Percent Change
New Listings	105	**119**	+ 13.3%	209	**200**	- 4.3%
Pending Sales	94	**98**	+ 4.3%	200	**193**	- 3.5%
Closed Sales	77	**61**	- 20.8%	161	**153**	- 5.0%
Median Sales Price*	$315,000	**$325,000**	+ 3.2%	$308,000	**$342,000**	+ 11.0%
Average Sales Price*	$356,687	**$399,119**	+ 11.9%	$343,654	**$395,515**	+ 15.1%
Percent of Original List Price Received*	97.4%	**99.9%**	+ 2.6%	97.0%	**99.7%**	+ 2.8%
List to Close	103	**74**	- 28.2%	98	**89**	- 9.2%
Days on Market Until Sale	52	**22**	- 57.7%	45	**27**	- 40.0%
Cumulative Days on Market Until Sale	60	**22**	- 63.3%	50	**23**	- 54.0%
Average List Price	$372,849	**$429,744**	+ 15.3%	$365,193	**$410,908**	+ 12.5%
Inventory of Homes for Sale	144	**45**	- 68.8%	--	**--**	--
Months Supply of Inventory	1.3	**0.4**	- 69.2%	--	**--**	--

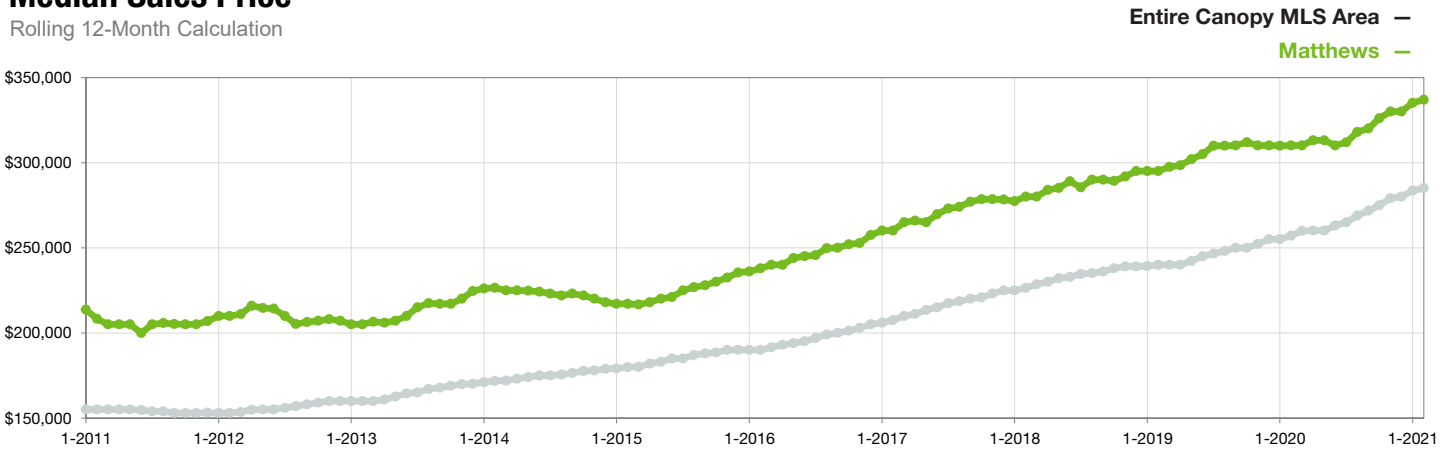
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2021. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2021 ShowingTime.