

Local Market Update for May 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®

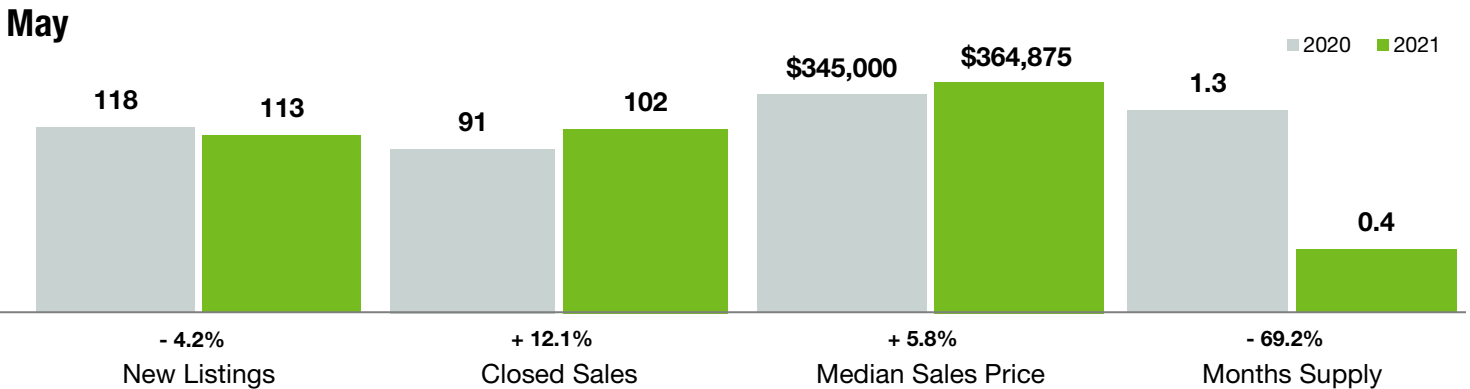


Matthews

North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	118	113	- 4.2%	561	563	+ 0.4%
Pending Sales	132	110	- 16.7%	518	535	+ 3.3%
Closed Sales	91	102	+ 12.1%	441	496	+ 12.5%
Median Sales Price*	\$345,000	\$364,875	+ 5.8%	\$318,000	\$358,155	+ 12.6%
Average Sales Price*	\$385,770	\$434,508	+ 12.6%	\$354,938	\$417,188	+ 17.5%
Percent of Original List Price Received*	98.3%	104.0%	+ 5.8%	97.8%	102.1%	+ 4.4%
List to Close	74	51	- 31.1%	86	72	- 16.3%
Days on Market Until Sale	22	7	- 68.2%	35	18	- 48.6%
Cumulative Days on Market Until Sale	24	7	- 70.8%	41	17	- 58.5%
Average List Price	\$419,870	\$439,296	+ 4.6%	\$379,815	\$416,729	+ 9.7%
Inventory of Homes for Sale	134	46	- 65.7%	--	--	--
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.



Median Sales Price

Rolling 12-Month Calculation

