

Local Market Update for July 2022

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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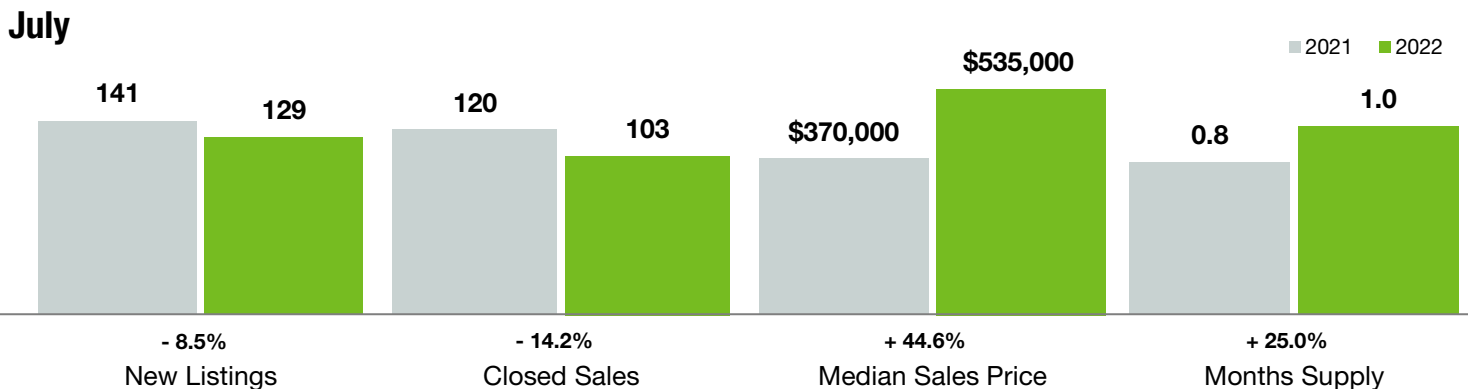


Matthews

North Carolina

Key Metrics	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	141	129	- 8.5%	871	785	- 9.9%
Pending Sales	119	107	- 10.1%	791	688	- 13.0%
Closed Sales	120	103	- 14.2%	772	669	- 13.3%
Median Sales Price*	\$370,000	\$535,000	+ 44.6%	\$365,000	\$452,000	+ 23.8%
Average Sales Price*	\$422,659	\$583,912	+ 38.2%	\$426,925	\$530,363	+ 24.2%
Percent of Original List Price Received*	103.8%	101.6%	- 2.1%	102.8%	103.8%	+ 1.0%
List to Close	47	53	+ 12.8%	65	63	- 3.1%
Days on Market Until Sale	7	10	+ 42.9%	14	12	- 14.3%
Cumulative Days on Market Until Sale	9	8	- 11.1%	14	10	- 28.6%
Average List Price	\$493,095	\$521,258	+ 5.7%	\$431,570	\$528,478	+ 22.5%
Inventory of Homes for Sale	93	109	+ 17.2%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

* 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

