

# Local Market Update for July 2023

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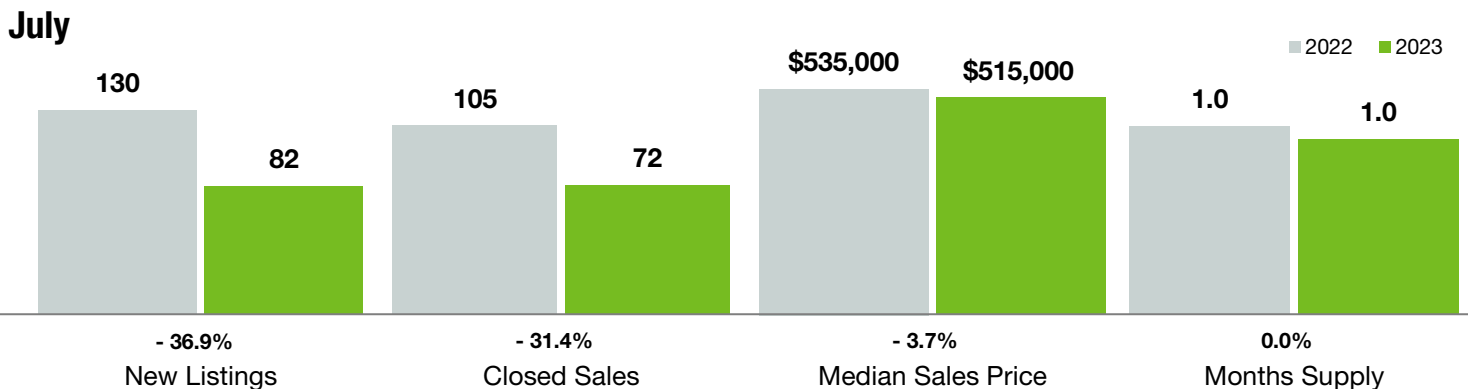


## Matthews

North Carolina

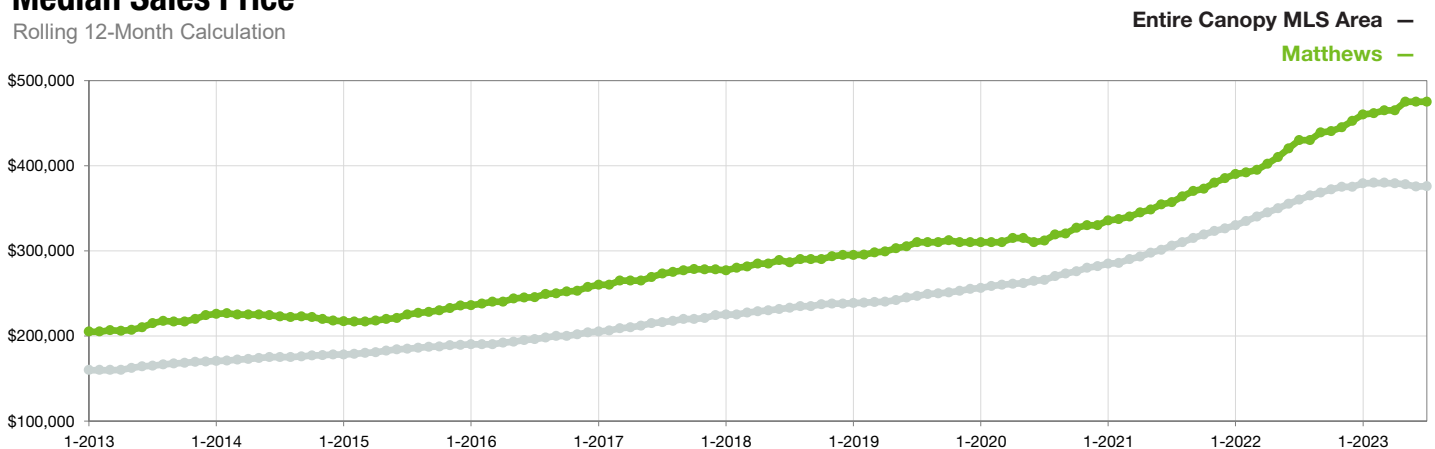
Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	130	82	- 36.9%	785	573	- 27.0%
Pending Sales	105	73	- 30.5%	683	544	- 20.4%
Closed Sales	105	72	- 31.4%	671	514	- 23.4%
Median Sales Price*	\$535,000	\$515,000	- 3.7%	\$452,000	\$490,500	+ 8.5%
Average Sales Price*	\$582,170	\$570,930	- 1.9%	\$530,347	\$540,997	+ 2.0%
Percent of Original List Price Received*	101.6%	99.8%	- 1.8%	103.8%	98.4%	- 5.2%
List to Close	54	64	+ 18.5%	63	77	+ 22.2%
Days on Market Until Sale	9	25	+ 177.8%	12	35	+ 191.7%
Cumulative Days on Market Until Sale	8	28	+ 250.0%	10	35	+ 250.0%
Average List Price	\$513,010	\$602,952	+ 17.5%	\$526,805	\$583,438	+ 10.8%
Inventory of Homes for Sale	109	71	- 34.9%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

\* 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



Current as of August 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.