

Local Market Update for October 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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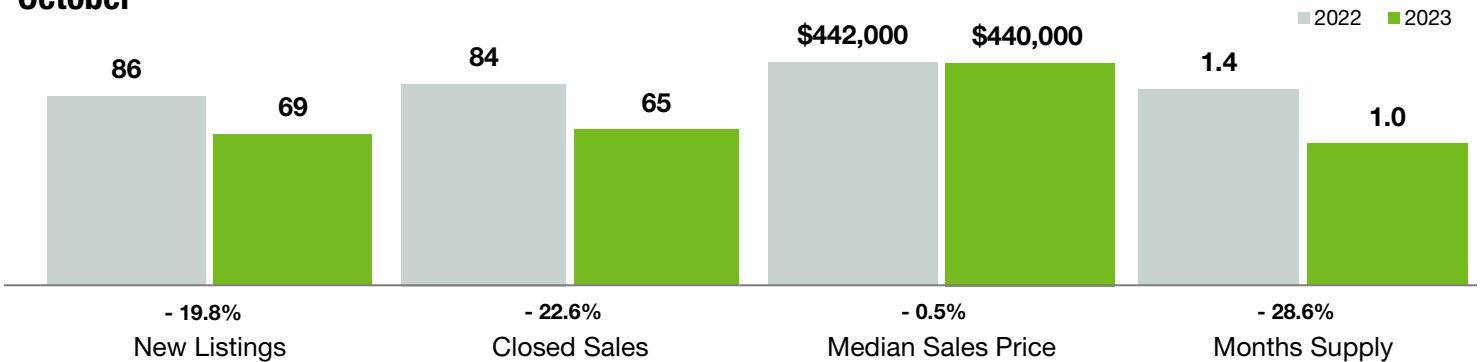
Matthews

North Carolina

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	86	69	- 19.8%	1,089	820	- 24.7%
Pending Sales	56	72	+ 28.6%	918	763	- 16.9%
Closed Sales	84	65	- 22.6%	969	724	- 25.3%
Median Sales Price*	\$442,000	\$440,000	- 0.5%	\$455,000	\$500,000	+ 9.9%
Average Sales Price*	\$488,510	\$520,481	+ 6.5%	\$526,025	\$552,173	+ 5.0%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	102.3%	98.6%	- 3.6%
List to Close	60	62	+ 3.3%	62	73	+ 17.7%
Days on Market Until Sale	26	30	+ 15.4%	14	32	+ 128.6%
Cumulative Days on Market Until Sale	19	27	+ 42.1%	12	32	+ 166.7%
Average List Price	\$511,550	\$621,285	+ 21.5%	\$524,328	\$584,075	+ 11.4%
Inventory of Homes for Sale	135	75	- 44.4%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

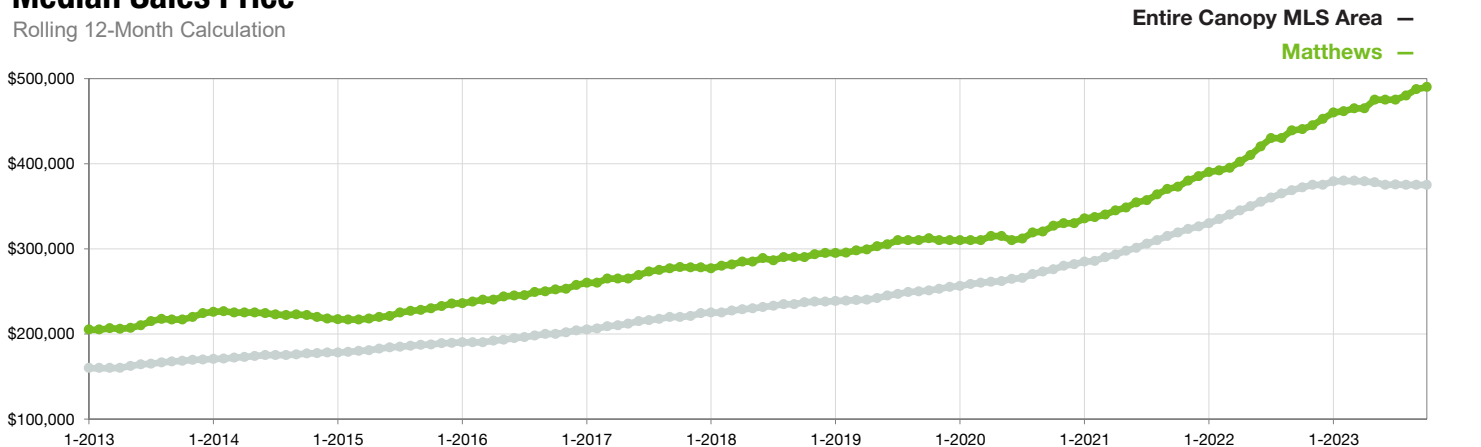
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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