

Local Market Update for February 2024

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



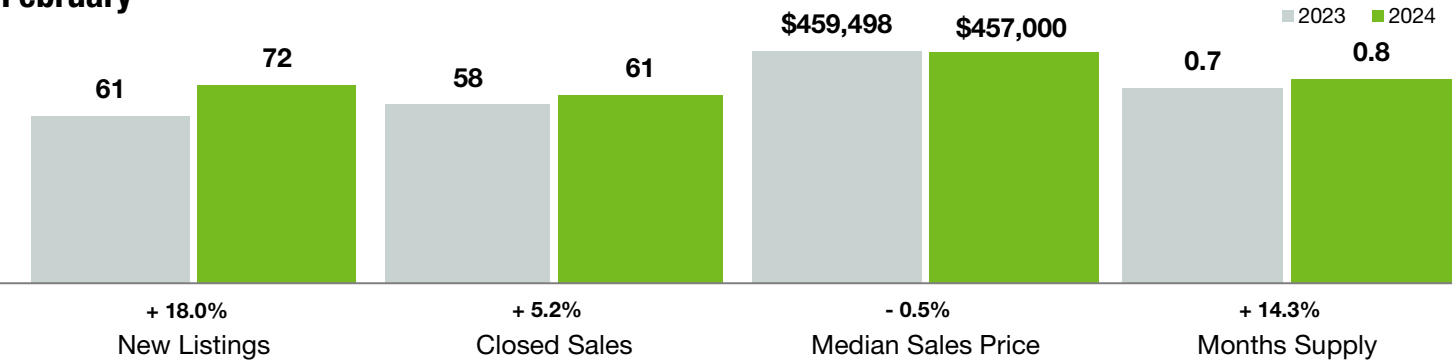
Matthews

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	61	72	+ 18.0%	118	141	+ 19.5%
Pending Sales	77	73	- 5.2%	142	145	+ 2.1%
Closed Sales	58	61	+ 5.2%	104	94	- 9.6%
Median Sales Price*	\$459,498	\$457,000	- 0.5%	\$454,635	\$469,000	+ 3.2%
Average Sales Price*	\$482,279	\$553,918	+ 14.9%	\$477,934	\$554,688	+ 16.1%
Percent of Original List Price Received*	94.9%	99.5%	+ 4.8%	94.8%	98.6%	+ 4.0%
List to Close	80	52	- 35.0%	81	56	- 30.9%
Days on Market Until Sale	36	18	- 50.0%	38	21	- 44.7%
Cumulative Days on Market Until Sale	46	21	- 54.3%	47	22	- 53.2%
Average List Price	\$577,551	\$666,112	+ 15.3%	\$532,795	\$634,450	+ 19.1%
Inventory of Homes for Sale	60	52	- 13.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

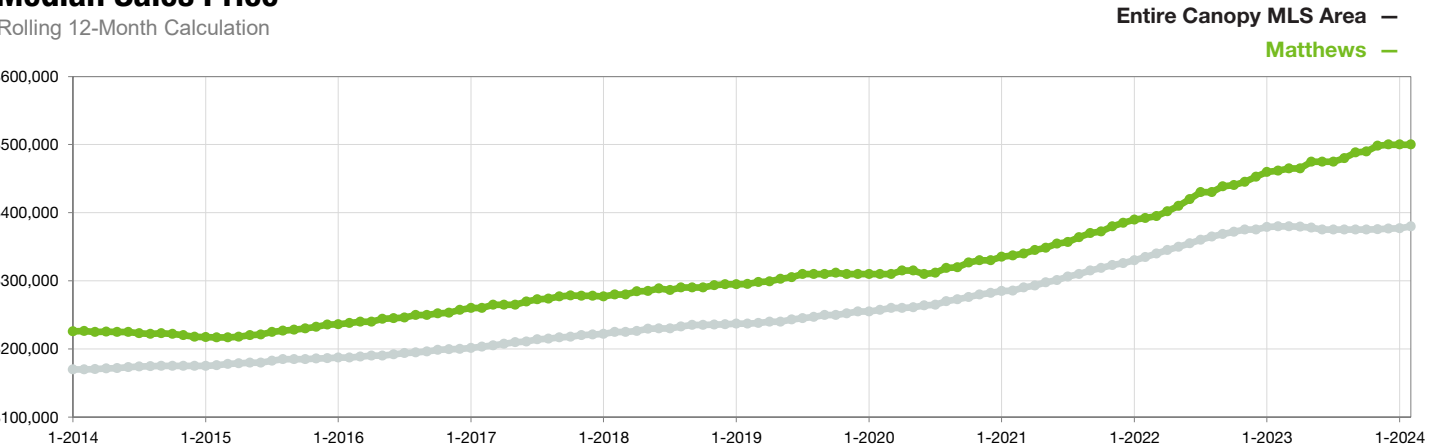
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.