

# Local Market Update for March 2024

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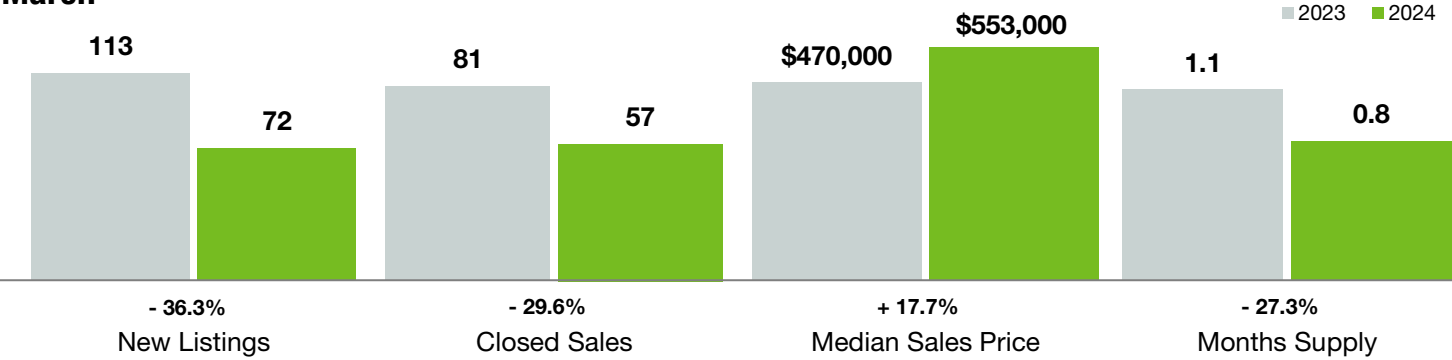
## Matthews

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	113	72	- 36.3%	231	214	- 7.4%
Pending Sales	73	71	- 2.7%	215	213	- 0.9%
Closed Sales	81	57	- 29.6%	185	152	- 17.8%
Median Sales Price*	\$470,000	\$553,000	+ 17.7%	\$465,000	\$504,500	+ 8.5%
Average Sales Price*	\$492,673	\$664,733	+ 34.9%	\$484,387	\$598,621	+ 23.6%
Percent of Original List Price Received*	97.4%	100.4%	+ 3.1%	96.0%	99.3%	+ 3.4%
List to Close	93	61	- 34.4%	86	58	- 32.6%
Days on Market Until Sale	46	18	- 60.9%	41	20	- 51.2%
Cumulative Days on Market Until Sale	41	21	- 48.8%	44	22	- 50.0%
Average List Price	\$598,180	\$675,735	+ 13.0%	\$565,487	\$647,304	+ 14.5%
Inventory of Homes for Sale	86	53	- 38.4%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

\* 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.

### March



### Median Sales Price

Rolling 12-Month Calculation

