

Local Market Update for May 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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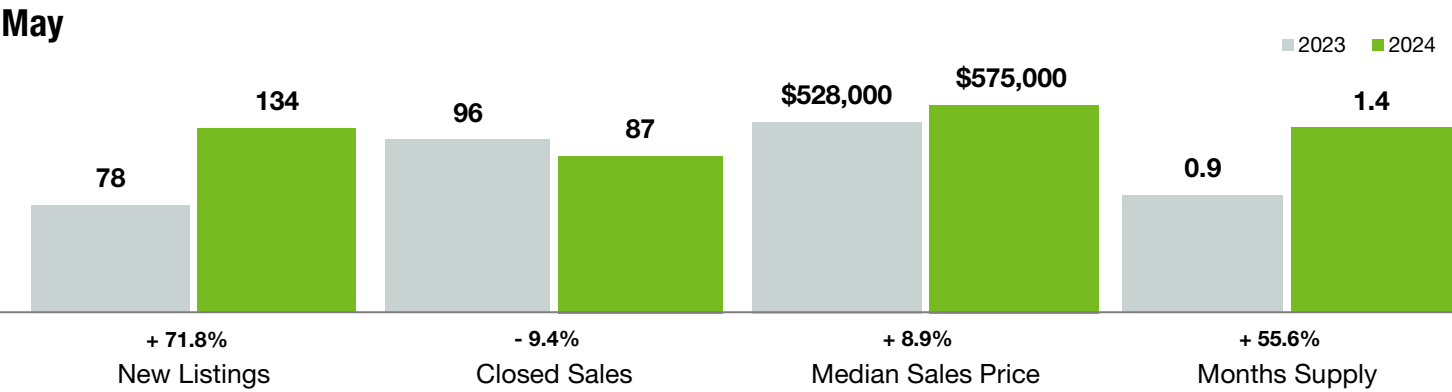


Matthews

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	78	134	+ 71.8%	407	460	+ 13.0%
Pending Sales	82	93	+ 13.4%	397	398	+ 0.3%
Closed Sales	96	87	- 9.4%	349	314	- 10.0%
Median Sales Price*	\$528,000	\$575,000	+ 8.9%	\$485,000	\$530,000	+ 9.3%
Average Sales Price*	\$581,585	\$716,097	+ 23.1%	\$529,878	\$639,724	+ 20.7%
Percent of Original List Price Received*	100.0%	100.1%	+ 0.1%	97.7%	99.6%	+ 1.9%
List to Close	67	61	- 9.0%	79	63	- 20.3%
Days on Market Until Sale	28	18	- 35.7%	37	22	- 40.5%
Cumulative Days on Market Until Sale	22	21	- 4.5%	35	22	- 37.1%
Average List Price	\$544,593	\$694,818	+ 27.6%	\$568,749	\$661,029	+ 16.2%
Inventory of Homes for Sale	68	94	+ 38.2%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

