

Local Market Update for July 2024

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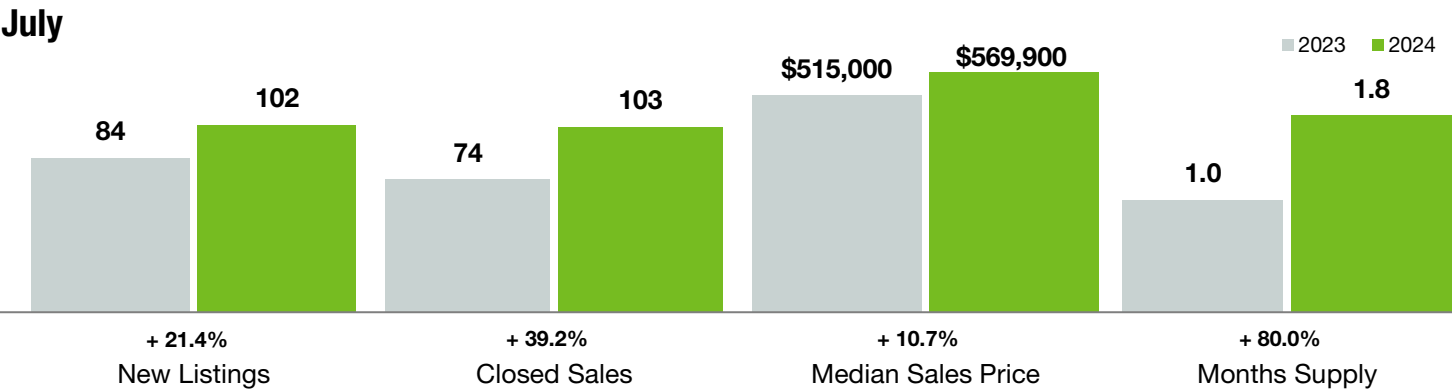


Matthews

North Carolina

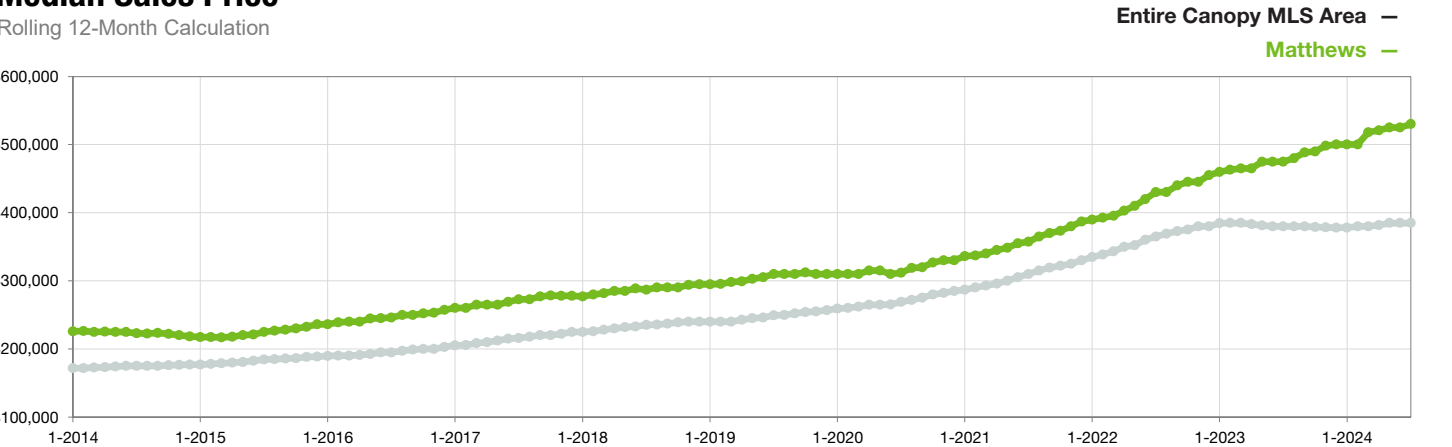
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	84	102	+ 21.4%	577	702	+ 21.7%
Pending Sales	71	71	0.0%	544	572	+ 5.1%
Closed Sales	74	103	+ 39.2%	518	519	+ 0.2%
Median Sales Price*	\$515,000	\$569,900	+ 10.7%	\$490,500	\$540,000	+ 10.1%
Average Sales Price*	\$569,533	\$679,930	+ 19.4%	\$541,005	\$642,890	+ 18.8%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	98.4%	99.6%	+ 1.2%
List to Close	64	61	- 4.7%	77	61	- 20.8%
Days on Market Until Sale	25	18	- 28.0%	35	20	- 42.9%
Cumulative Days on Market Until Sale	28	16	- 42.9%	35	21	- 40.0%
Average List Price	\$596,231	\$606,379	+ 1.7%	\$580,545	\$641,827	+ 10.6%
Inventory of Homes for Sale	76	129	+ 69.7%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

* 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, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.