

# Local Market Update for August 2024

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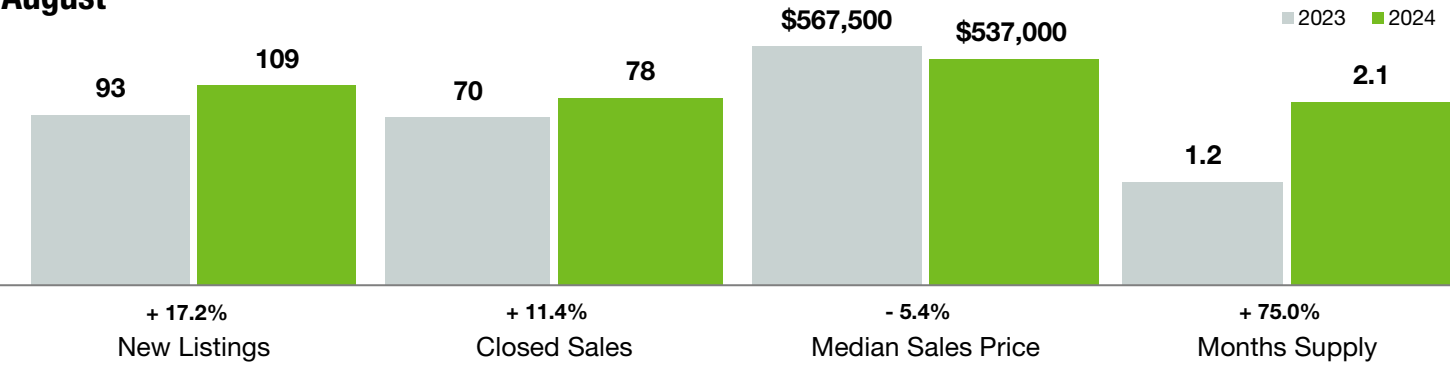
## Matthews

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	93	109	+ 17.2%	670	811	+ 21.0%
Pending Sales	75	76	+ 1.3%	619	645	+ 4.2%
Closed Sales	70	78	+ 11.4%	588	600	+ 2.0%
Median Sales Price*	\$567,500	\$537,000	- 5.4%	\$498,400	\$537,500	+ 7.8%
Average Sales Price*	\$604,438	\$597,267	- 1.2%	\$548,557	\$636,373	+ 16.0%
Percent of Original List Price Received*	100.3%	98.0%	- 2.3%	98.6%	99.3%	+ 0.7%
List to Close	62	52	- 16.1%	75	60	- 20.0%
Days on Market Until Sale	26	17	- 34.6%	34	20	- 41.2%
Cumulative Days on Market Until Sale	28	19	- 32.1%	34	21	- 38.2%
Average List Price	\$580,899	\$603,926	+ 4.0%	\$580,595	\$635,396	+ 9.4%
Inventory of Homes for Sale	85	150	+ 76.5%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

