

# Local Market Update for May 2026

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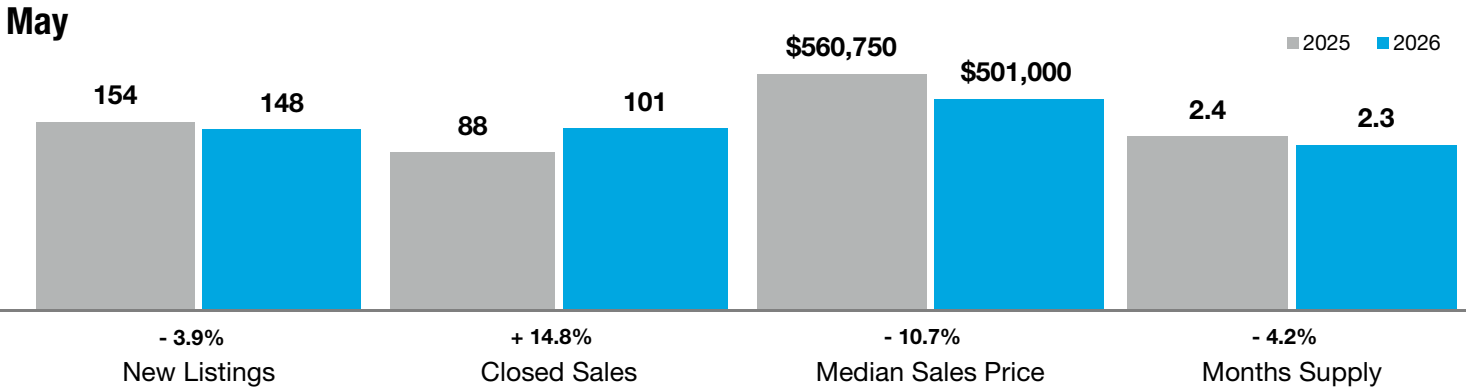


## Matthews

North Carolina

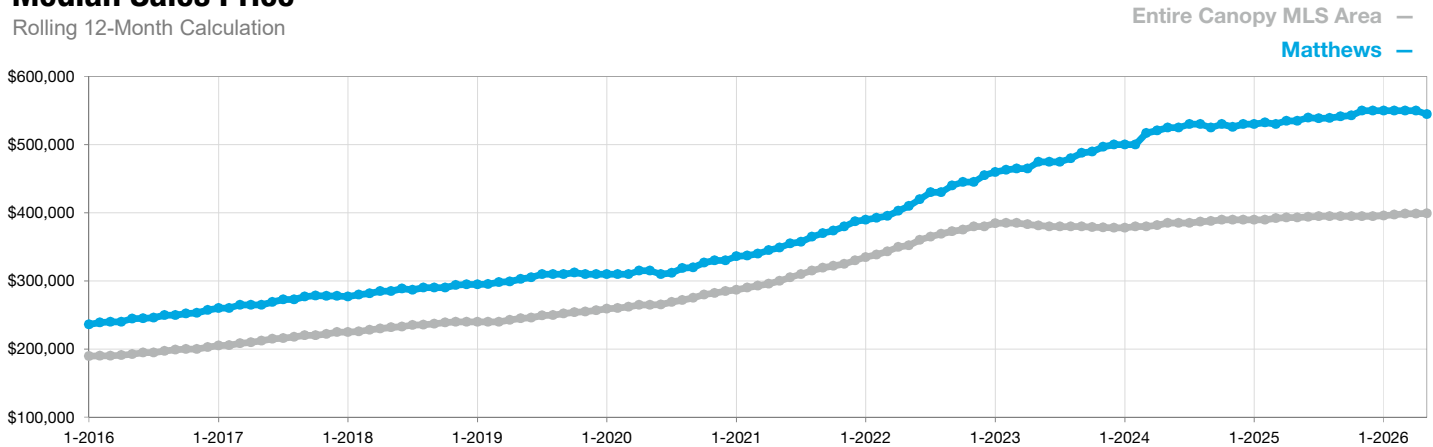
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	154	148	- 3.9%	565	565	0.0%
Pending Sales	110	110	0.0%	436	455	+ 4.4%
Closed Sales	88	101	+ 14.8%	352	380	+ 8.0%
Median Sales Price*	\$560,750	\$501,000	- 10.7%	\$540,000	\$504,750	- 6.5%
Average Sales Price*	\$664,103	\$578,624	- 12.9%	\$612,817	\$624,888	+ 2.0%
Percent of Original List Price Received*	98.5%	98.3%	- 0.2%	98.3%	96.4%	- 1.9%
List to Close	64	60	- 6.3%	72	90	+ 25.0%
Days on Market Until Sale	23	23	0.0%	29	50	+ 72.4%
Cumulative Days on Market Until Sale	27	28	+ 3.7%	36	59	+ 63.9%
Average List Price	\$687,465	\$718,093	+ 4.5%	\$653,555	\$664,634	+ 1.7%
Inventory of Homes for Sale	188	191	+ 1.6%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

\* 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 June 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.