

Local Market Update for August 2026

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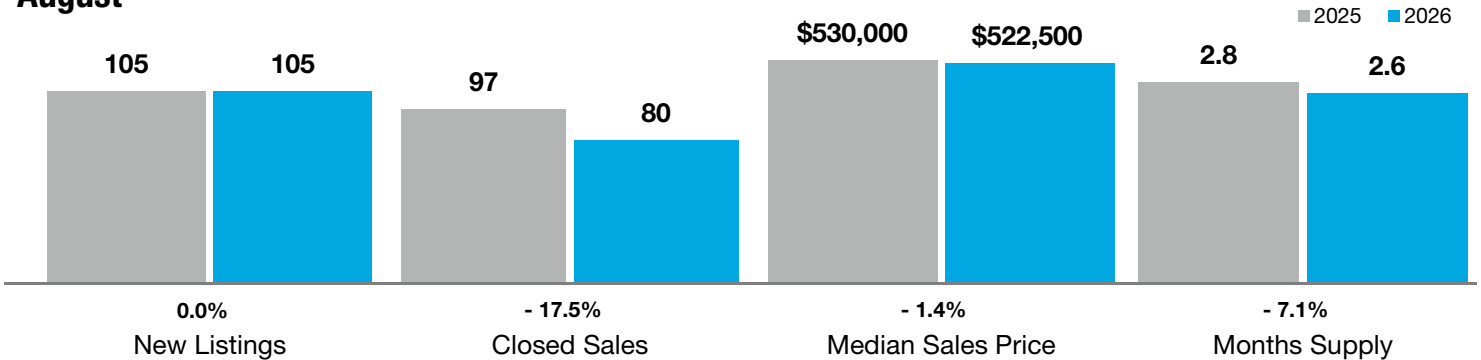
Matthews

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	105	105	0.0%	937	893	- 4.7%
Pending Sales	94	84	- 10.6%	705	703	- 0.3%
Closed Sales	97	80	- 17.5%	671	674	+ 0.4%
Median Sales Price*	\$530,000	\$522,500	- 1.4%	\$550,000	\$522,450	- 5.0%
Average Sales Price*	\$623,580	\$592,154	- 5.0%	\$630,907	\$630,466	- 0.1%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	98.2%	96.7%	- 1.5%
List to Close	75	74	- 1.3%	73	83	+ 13.7%
Days on Market Until Sale	29	35	+ 20.7%	27	42	+ 55.6%
Cumulative Days on Market Until Sale	38	37	- 2.6%	32	49	+ 53.1%
Average List Price	\$624,584	\$597,589	- 4.3%	\$649,878	\$658,224	+ 1.3%
Inventory of Homes for Sale	224	215	- 4.0%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--

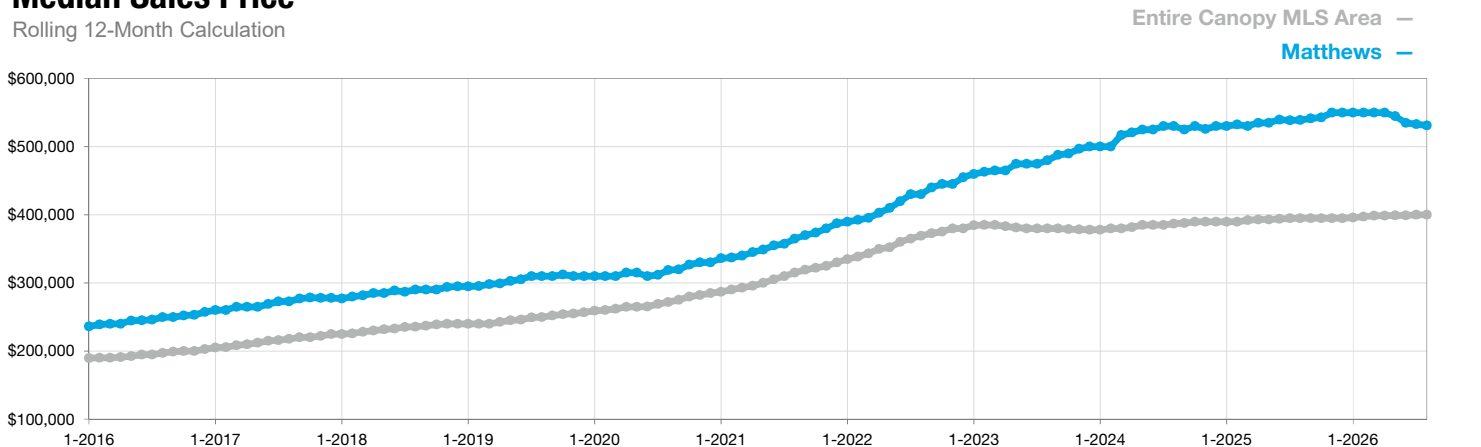
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



Current as of September 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.