Local Market Update for October 2026

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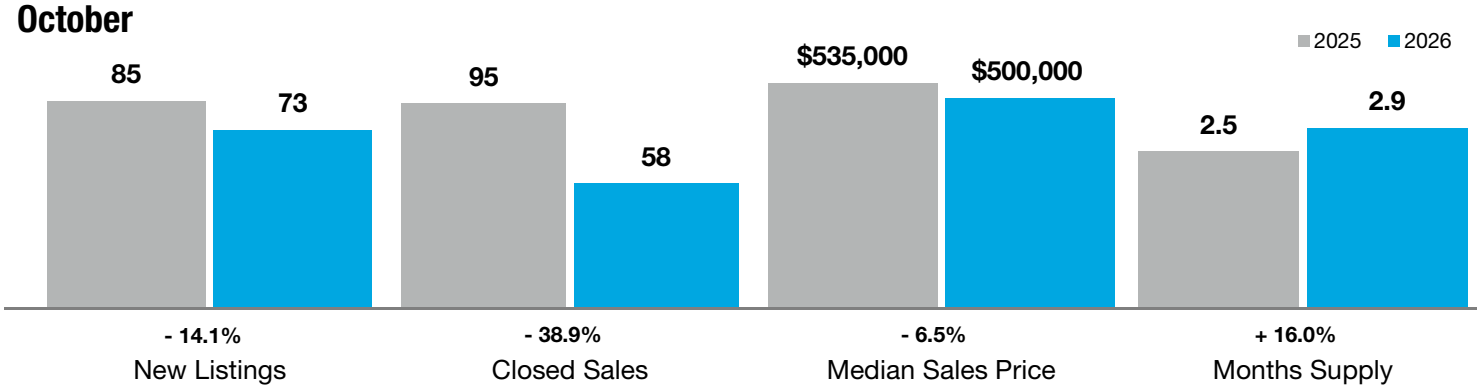
Matthews

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	85	**73**	- 14.1%	1,119	**1,064**	- 4.9%
Pending Sales	61	**59**	- 3.3%	861	**806**	- 6.4%
Closed Sales	95	**58**	- 38.9%	854	**807**	- 5.5%
Median Sales Price*	$535,000	**$500,000**	- 6.5%	$550,000	**$520,000**	- 5.5%
Average Sales Price*	$609,386	**$554,614**	- 9.0%	$628,401	**$620,377**	- 1.3%
Percent of Original List Price Received*	96.5%	**94.6%**	- 2.0%	97.7%	**96.5%**	- 1.2%
List to Close	84	**73**	- 13.1%	75	**84**	+ 12.0%
Days on Market Until Sale	38	**29**	- 23.7%	29	**42**	+ 44.8%
Cumulative Days on Market Until Sale	41	**32**	- 22.0%	34	**48**	+ 41.2%
Average List Price	$566,301	**$530,021**	- 6.4%	$641,744	**$630,703**	- 1.7%
Inventory of Homes for Sale	205	**225**	+ 9.8%	--	**--**	--
Months Supply of Inventory	2.5	**2.9**	+ 16.0%	--	**--**	--

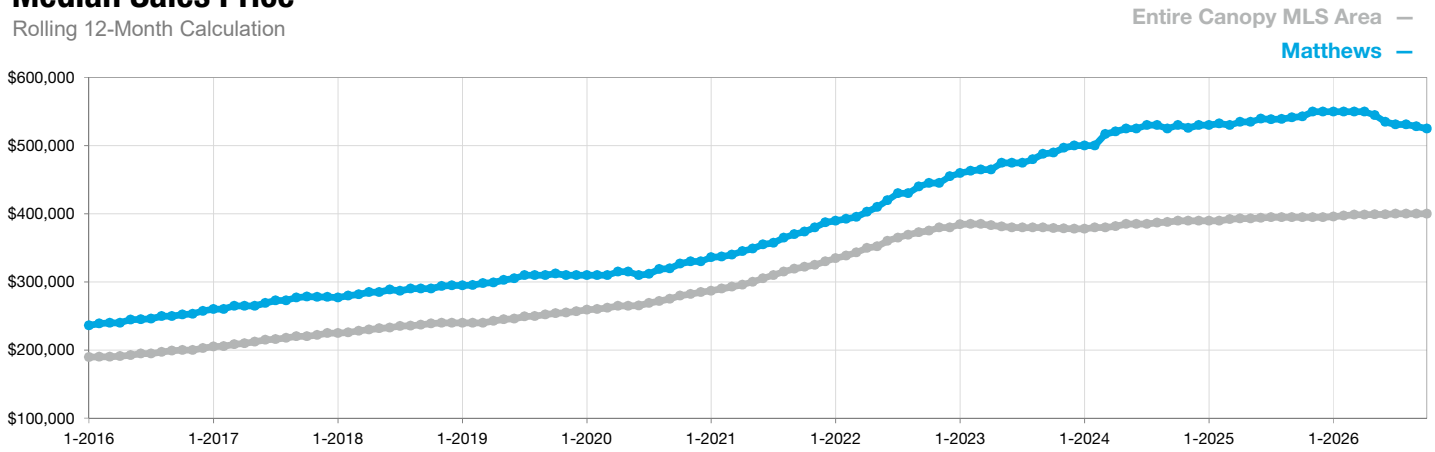
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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