

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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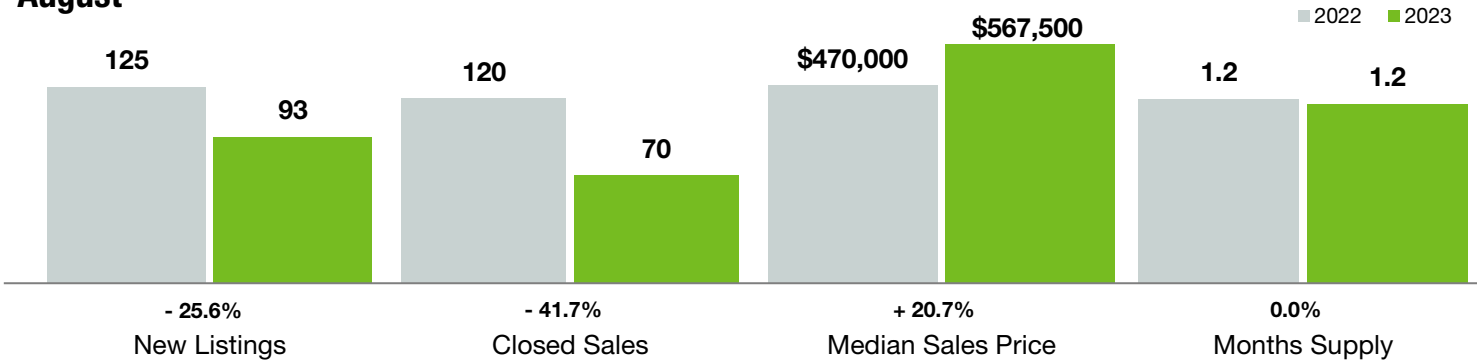
Matthews

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	125	93	- 25.6%	910	667	- 26.7%
Pending Sales	100	76	- 24.0%	783	618	- 21.1%
Closed Sales	120	70	- 41.7%	791	586	- 25.9%
Median Sales Price*	\$470,000	\$567,500	+ 20.7%	\$456,000	\$498,400	+ 9.3%
Average Sales Price*	\$534,959	\$604,438	+ 13.0%	\$531,047	\$548,501	+ 3.3%
Percent of Original List Price Received*	99.6%	100.3%	+ 0.7%	103.1%	98.6%	- 4.4%
List to Close	57	62	+ 8.8%	62	75	+ 21.0%
Days on Market Until Sale	11	26	+ 136.4%	12	34	+ 183.3%
Cumulative Days on Market Until Sale	12	28	+ 133.3%	11	34	+ 209.1%
Average List Price	\$539,393	\$578,849	+ 7.3%	\$528,561	\$581,415	+ 10.0%
Inventory of Homes for Sale	121	82	- 32.2%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

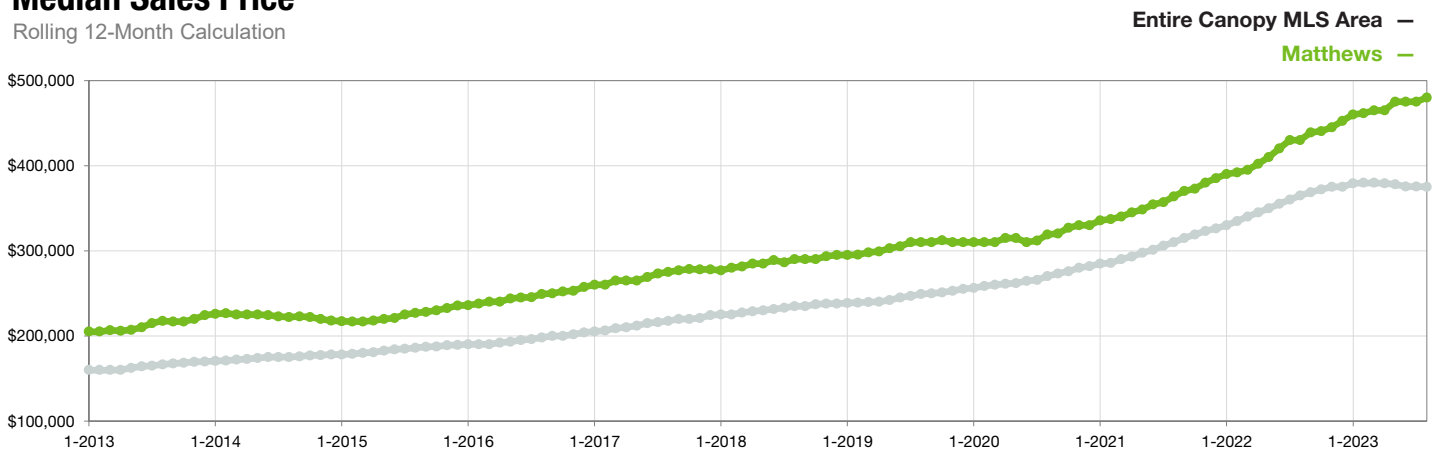
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



Current as of September 28, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.