

Local Market Update for June 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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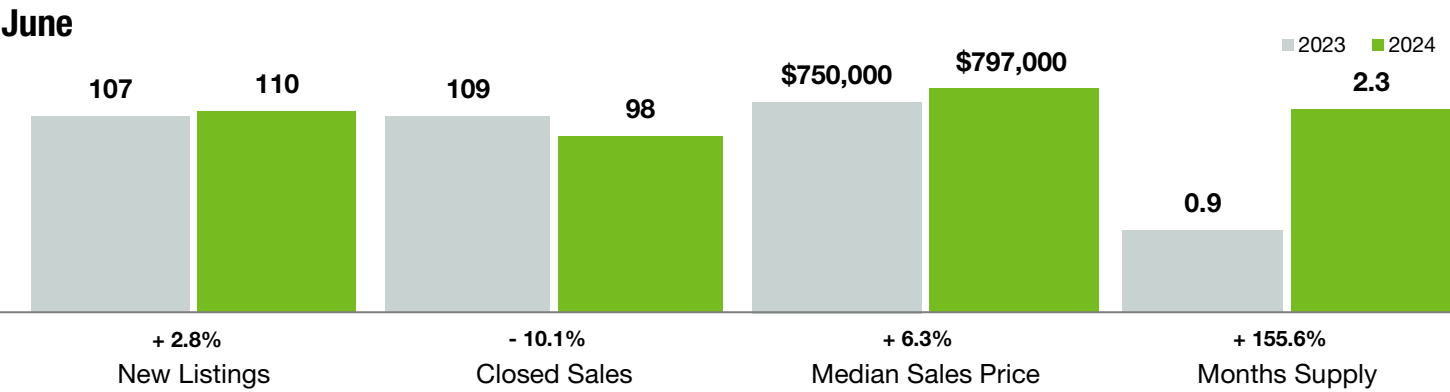


Waxhaw

North Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	107	110	+ 2.8%	501	575	+ 14.8%
Pending Sales	94	87	- 7.4%	489	433	- 11.5%
Closed Sales	109	98	- 10.1%	454	390	- 14.1%
Median Sales Price*	\$750,000	\$797,000	+ 6.3%	\$650,000	\$740,500	+ 13.9%
Average Sales Price*	\$859,863	\$876,609	+ 1.9%	\$758,129	\$867,151	+ 14.4%
Percent of Original List Price Received*	100.4%	99.5%	- 0.9%	98.5%	99.3%	+ 0.8%
List to Close	61	67	+ 9.8%	96	74	- 22.9%
Days on Market Until Sale	20	18	- 10.0%	28	29	+ 3.6%
Cumulative Days on Market Until Sale	22	20	- 9.1%	29	27	- 6.9%
Average List Price	\$801,515	\$802,395	+ 0.1%	\$830,957	\$852,567	+ 2.6%
Inventory of Homes for Sale	72	146	+ 102.8%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

* 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

