

# Local Market Update for July 2024

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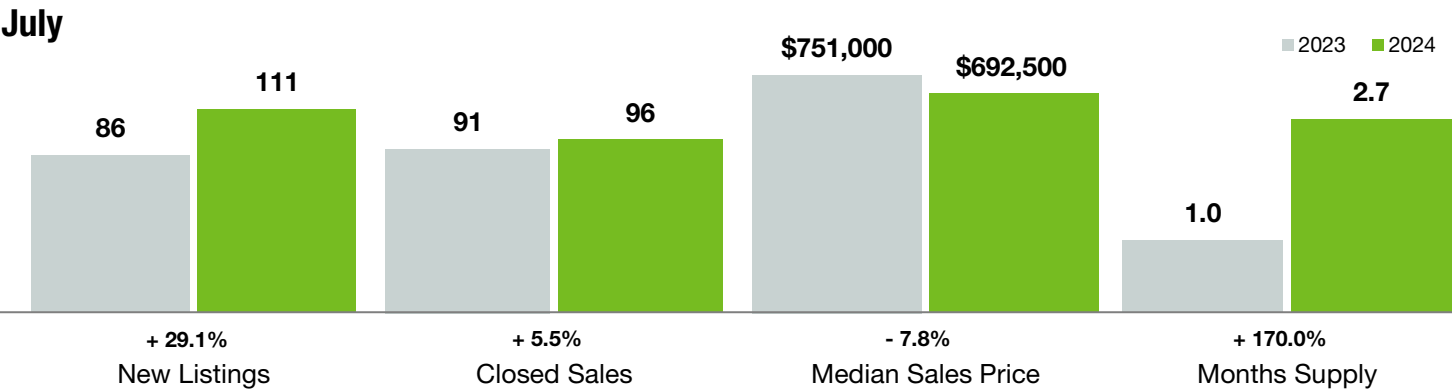


## Waxhaw

North Carolina

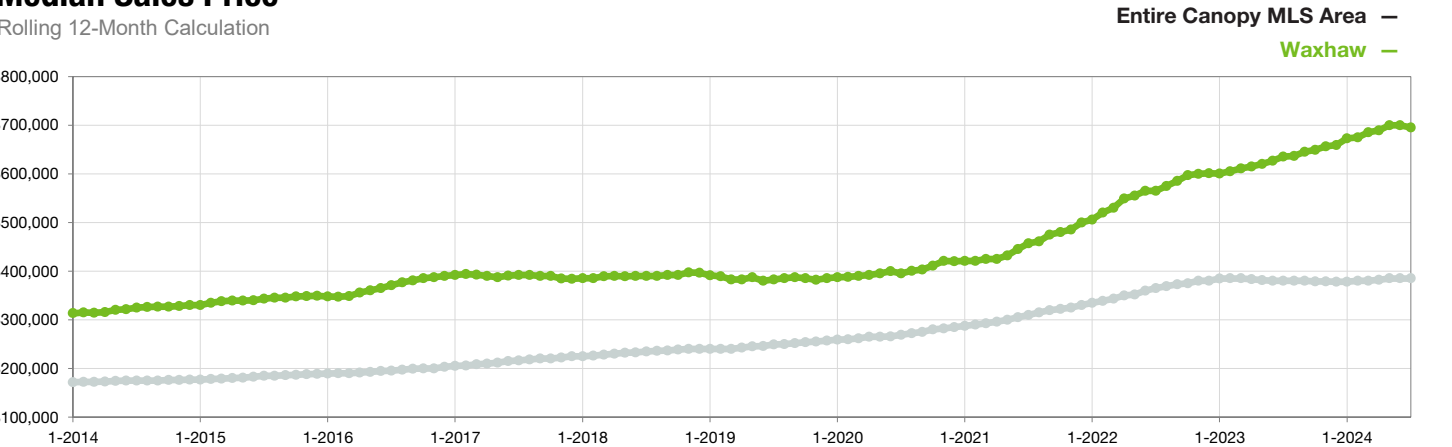
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	86	111	+ 29.1%	587	692	+ 17.9%
Pending Sales	71	74	+ 4.2%	560	510	- 8.9%
Closed Sales	91	96	+ 5.5%	545	487	- 10.6%
Median Sales Price*	\$751,000	\$692,500	- 7.8%	\$660,000	\$730,000	+ 10.6%
Average Sales Price*	\$831,052	\$748,583	- 9.9%	\$770,305	\$842,895	+ 9.4%
Percent of Original List Price Received*	98.8%	98.7%	- 0.1%	98.6%	99.2%	+ 0.6%
List to Close	78	68	- 12.8%	93	73	- 21.5%
Days on Market Until Sale	32	32	0.0%	29	29	0.0%
Cumulative Days on Market Until Sale	33	22	- 33.3%	30	26	- 13.3%
Average List Price	\$782,266	\$823,954	+ 5.3%	\$823,892	\$845,425	+ 2.6%
Inventory of Homes for Sale	74	168	+ 127.0%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--

\* 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.



### Median Sales Price

Rolling 12-Month Calculation



Current as of August 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.