

Local Market Update for January 2025

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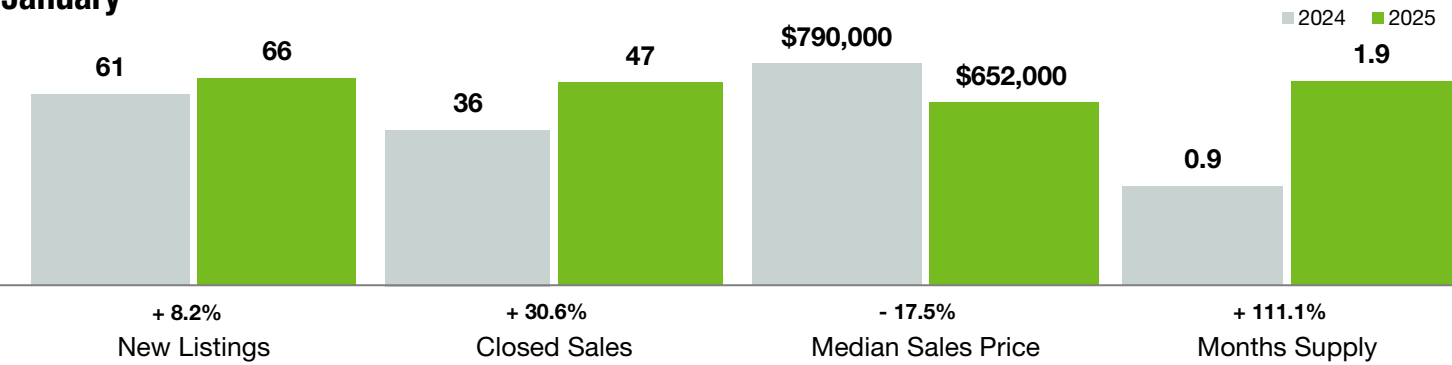
Waxhaw

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	61	66	+ 8.2%	61	66	+ 8.2%
Pending Sales	49	46	- 6.1%	49	46	- 6.1%
Closed Sales	36	47	+ 30.6%	36	47	+ 30.6%
Median Sales Price*	\$790,000	\$652,000	- 17.5%	\$790,000	\$652,000	- 17.5%
Average Sales Price*	\$932,088	\$900,020	- 3.4%	\$932,088	\$900,020	- 3.4%
Percent of Original List Price Received*	95.0%	94.3%	- 0.7%	95.0%	94.3%	- 0.7%
List to Close	87	126	+ 44.8%	87	126	+ 44.8%
Days on Market Until Sale	47	87	+ 85.1%	47	87	+ 85.1%
Cumulative Days on Market Until Sale	52	89	+ 71.2%	52	89	+ 71.2%
Average List Price	\$839,456	\$861,978	+ 2.7%	\$839,456	\$861,978	+ 2.7%
Inventory of Homes for Sale	61	132	+ 116.4%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

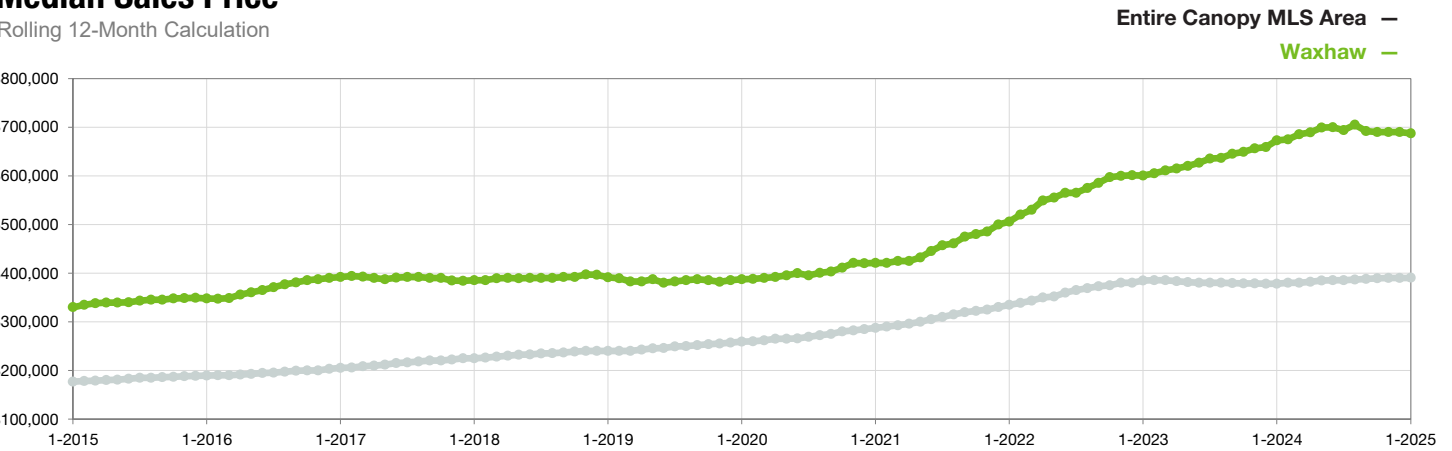
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.