

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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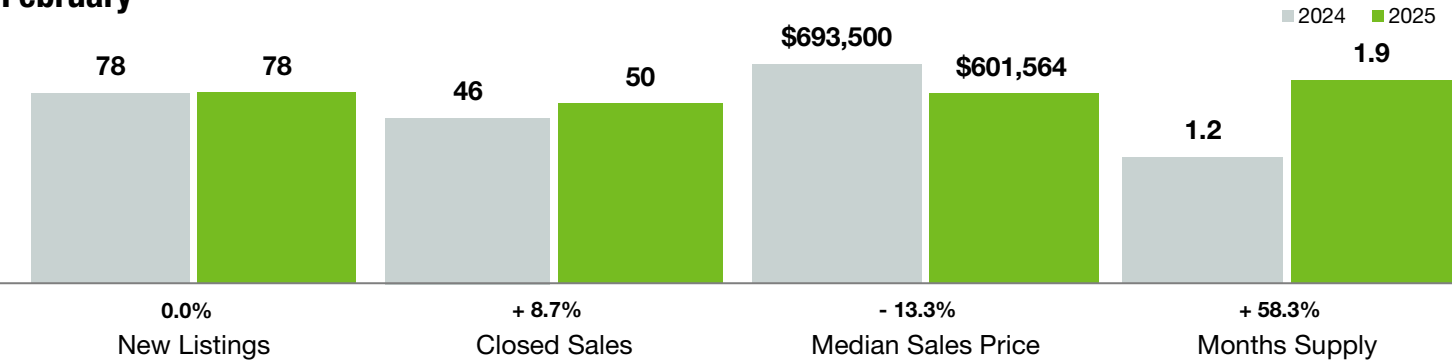
Waxhaw

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	78	78	0.0%	139	145	+ 4.3%
Pending Sales	55	68	+ 23.6%	104	113	+ 8.7%
Closed Sales	46	50	+ 8.7%	82	99	+ 20.7%
Median Sales Price*	\$693,500	\$601,564	- 13.3%	\$732,500	\$626,726	- 14.4%
Average Sales Price*	\$806,868	\$746,453	- 7.5%	\$861,843	\$818,137	- 5.1%
Percent of Original List Price Received*	99.2%	97.9%	- 1.3%	97.3%	95.8%	- 1.5%
List to Close	94	97	+ 3.2%	91	113	+ 24.2%
Days on Market Until Sale	49	61	+ 24.5%	48	75	+ 56.3%
Cumulative Days on Market Until Sale	36	53	+ 47.2%	43	73	+ 69.8%
Average List Price	\$896,623	\$823,069	- 8.2%	\$872,841	\$837,531	- 4.0%
Inventory of Homes for Sale	77	134	+ 74.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

* 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.

February



Median Sales Price

Rolling 12-Month Calculation

