

Local Market Update for March 2025

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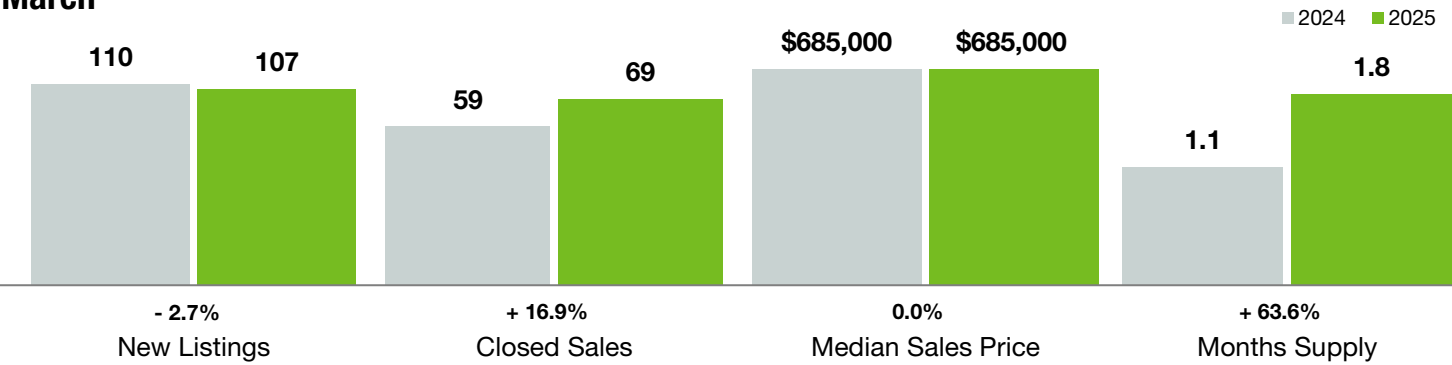
Waxhaw

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	110	107	- 2.7%	249	255	+ 2.4%
Pending Sales	101	104	+ 3.0%	205	215	+ 4.9%
Closed Sales	59	69	+ 16.9%	141	169	+ 19.9%
Median Sales Price*	\$685,000	\$685,000	0.0%	\$705,000	\$665,000	- 5.7%
Average Sales Price*	\$789,829	\$833,948	+ 5.6%	\$831,709	\$824,426	- 0.9%
Percent of Original List Price Received*	99.7%	97.5%	- 2.2%	98.3%	96.5%	- 1.8%
List to Close	70	104	+ 48.6%	82	109	+ 32.9%
Days on Market Until Sale	31	72	+ 132.3%	41	74	+ 80.5%
Cumulative Days on Market Until Sale	24	58	+ 141.7%	35	67	+ 91.4%
Average List Price	\$913,488	\$927,379	+ 1.5%	\$890,601	\$872,940	- 2.0%
Inventory of Homes for Sale	75	128	+ 70.7%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

* 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.

March



Median Sales Price

Rolling 12-Month Calculation

