

# Local Market Update for April 2025

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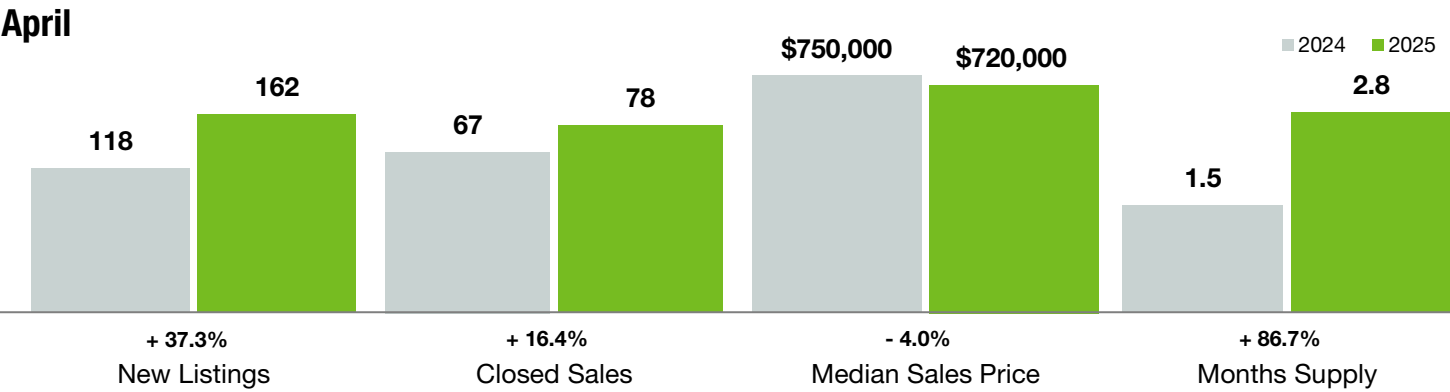


## Waxhaw

North Carolina

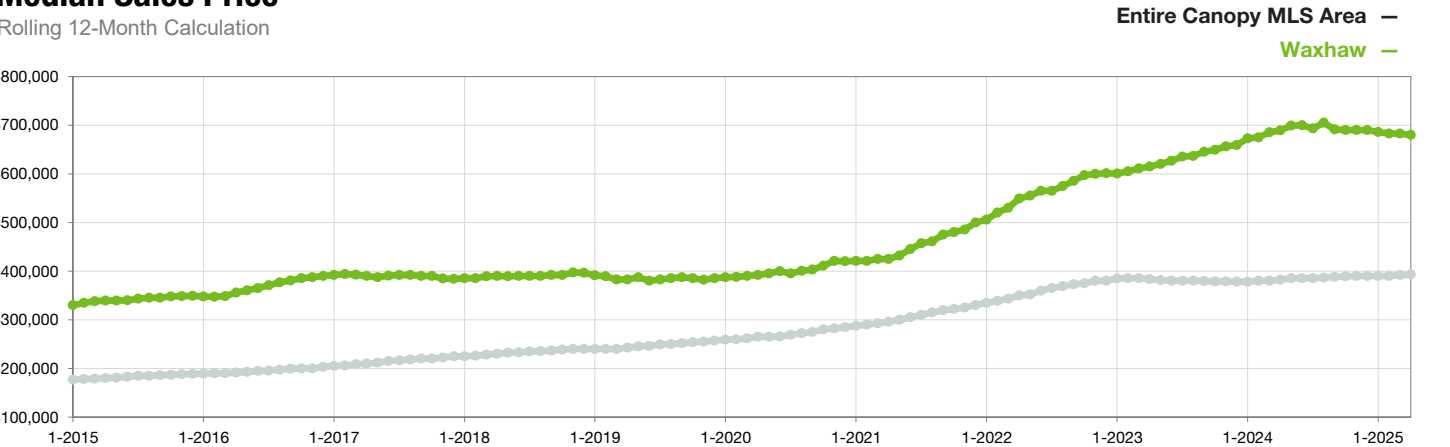
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	118	162	+ 37.3%	367	419	+ 14.2%
Pending Sales	83	82	- 1.2%	288	293	+ 1.7%
Closed Sales	67	78	+ 16.4%	208	249	+ 19.7%
Median Sales Price*	\$750,000	\$720,000	- 4.0%	\$729,787	\$680,000	- 6.8%
Average Sales Price*	\$855,894	\$879,784	+ 2.8%	\$839,500	\$840,567	+ 0.1%
Percent of Original List Price Received*	99.9%	98.8%	- 1.1%	98.9%	97.2%	- 1.7%
List to Close	56	81	+ 44.6%	74	100	+ 35.1%
Days on Market Until Sale	18	40	+ 122.2%	33	63	+ 90.9%
Cumulative Days on Market Until Sale	20	49	+ 145.0%	30	61	+ 103.3%
Average List Price	\$813,820	\$1,066,555	+ 31.1%	\$866,107	\$944,452	+ 9.0%
Inventory of Homes for Sale	101	200	+ 98.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

\* 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 May 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.