

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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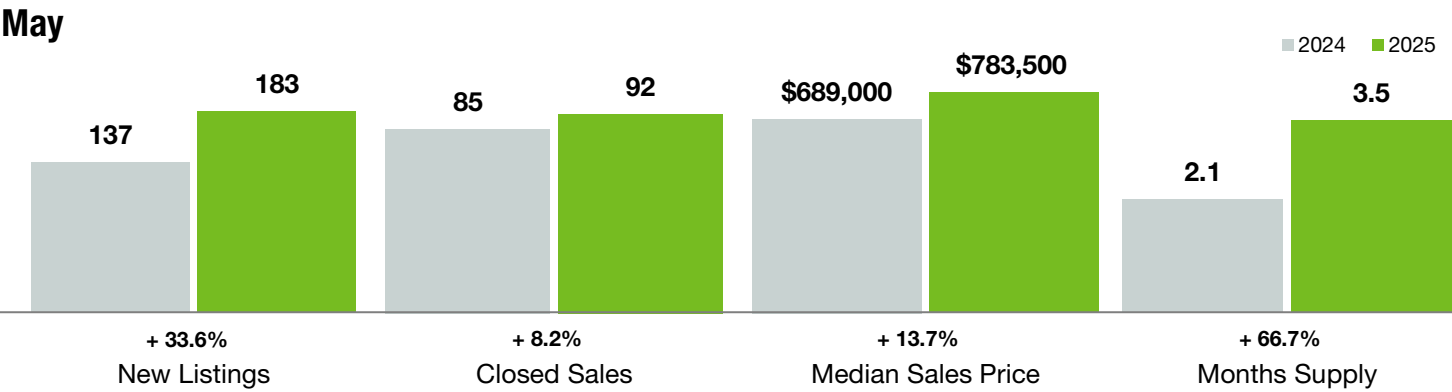


Waxhaw

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	137	183	+ 33.6%	504	606	+ 20.2%
Pending Sales	90	114	+ 26.7%	378	404	+ 6.9%
Closed Sales	85	92	+ 8.2%	293	343	+ 17.1%
Median Sales Price*	\$689,000	\$783,500	+ 13.7%	\$722,860	\$715,000	- 1.1%
Average Sales Price*	\$915,496	\$914,961	- 0.1%	\$861,546	\$860,991	- 0.1%
Percent of Original List Price Received*	100.1%	97.6%	- 2.5%	99.2%	97.3%	- 1.9%
List to Close	83	81	- 2.4%	76	95	+ 25.0%
Days on Market Until Sale	30	41	+ 36.7%	32	57	+ 78.1%
Cumulative Days on Market Until Sale	27	37	+ 37.0%	29	54	+ 86.2%
Average List Price	\$837,619	\$1,021,780	+ 22.0%	\$857,806	\$964,576	+ 12.4%
Inventory of Homes for Sale	138	264	+ 91.3%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

* 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

