

Local Market Update for June 2025

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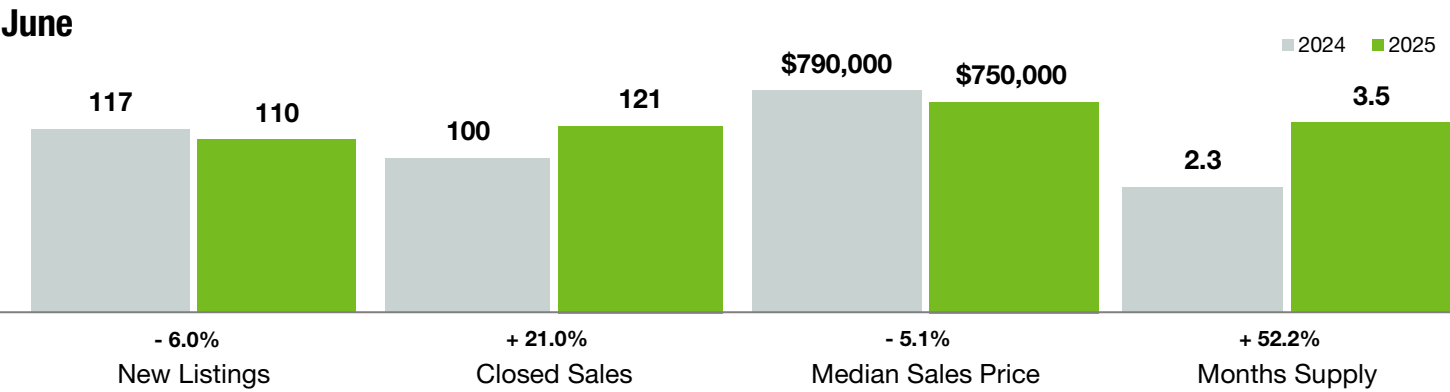


Waxhaw

North Carolina

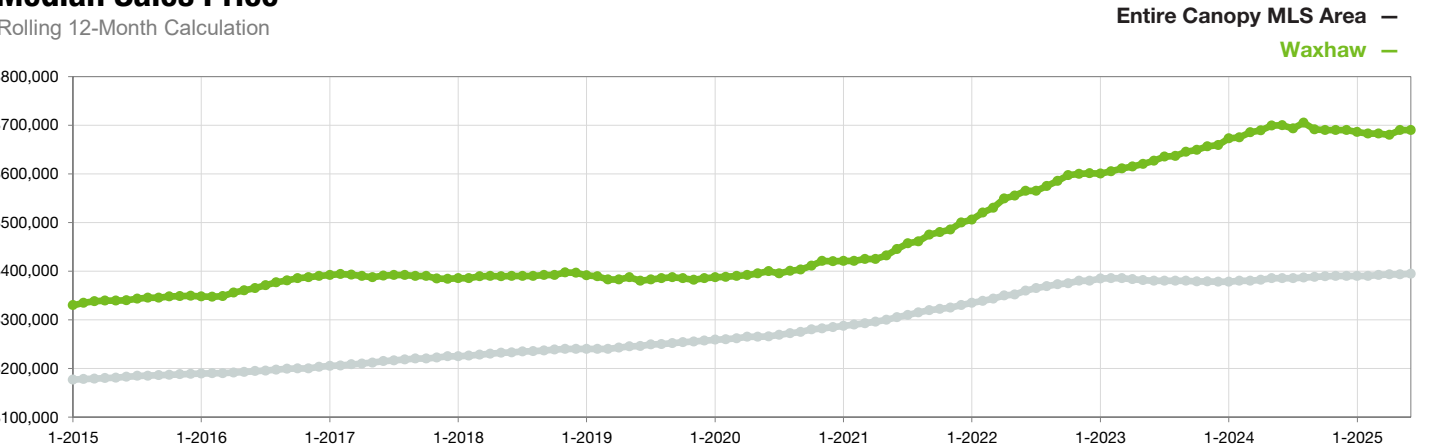
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	117	110	- 6.0%	621	718	+ 15.6%
Pending Sales	93	90	- 3.2%	471	494	+ 4.9%
Closed Sales	100	121	+ 21.0%	393	464	+ 18.1%
Median Sales Price*	\$790,000	\$750,000	- 5.1%	\$740,000	\$725,000	- 2.0%
Average Sales Price*	\$867,563	\$856,727	- 1.2%	\$863,077	\$859,879	- 0.4%
Percent of Original List Price Received*	99.4%	97.9%	- 1.5%	99.3%	97.5%	- 1.8%
List to Close	67	79	+ 17.9%	74	90	+ 21.6%
Days on Market Until Sale	18	41	+ 127.8%	29	53	+ 82.8%
Cumulative Days on Market Until Sale	20	35	+ 75.0%	27	49	+ 81.5%
Average List Price	\$786,945	\$938,543	+ 19.3%	\$844,170	\$955,424	+ 13.2%
Inventory of Homes for Sale	152	261	+ 71.7%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

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