

# Local Market Update for August 2025

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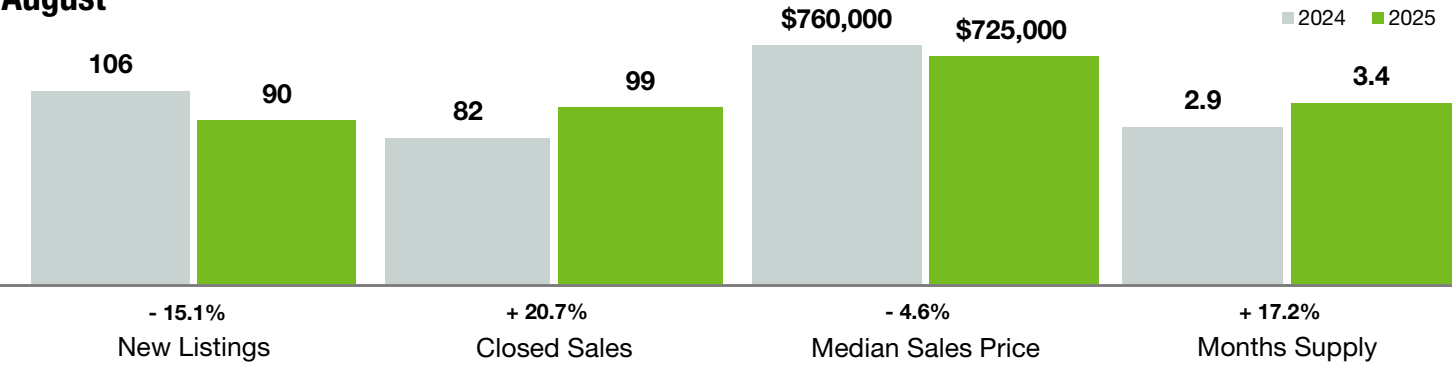
## Waxhaw

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	106	90	- 15.1%	848	941	+ 11.0%
Pending Sales	76	80	+ 5.3%	623	670	+ 7.5%
Closed Sales	82	99	+ 20.7%	573	657	+ 14.7%
Median Sales Price*	\$760,000	\$725,000	- 4.6%	\$735,000	\$728,000	- 1.0%
Average Sales Price*	\$876,060	\$830,524	- 5.2%	\$845,285	\$869,688	+ 2.9%
Percent of Original List Price Received*	97.8%	94.9%	- 3.0%	99.0%	97.1%	- 1.9%
List to Close	76	92	+ 21.1%	73	91	+ 24.7%
Days on Market Until Sale	38	56	+ 47.4%	31	52	+ 67.7%
Cumulative Days on Market Until Sale	33	58	+ 75.8%	27	51	+ 88.9%
Average List Price	\$906,958	\$835,433	- 7.9%	\$847,641	\$939,218	+ 10.8%
Inventory of Homes for Sale	198	258	+ 30.3%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

