

Local Market Update for September 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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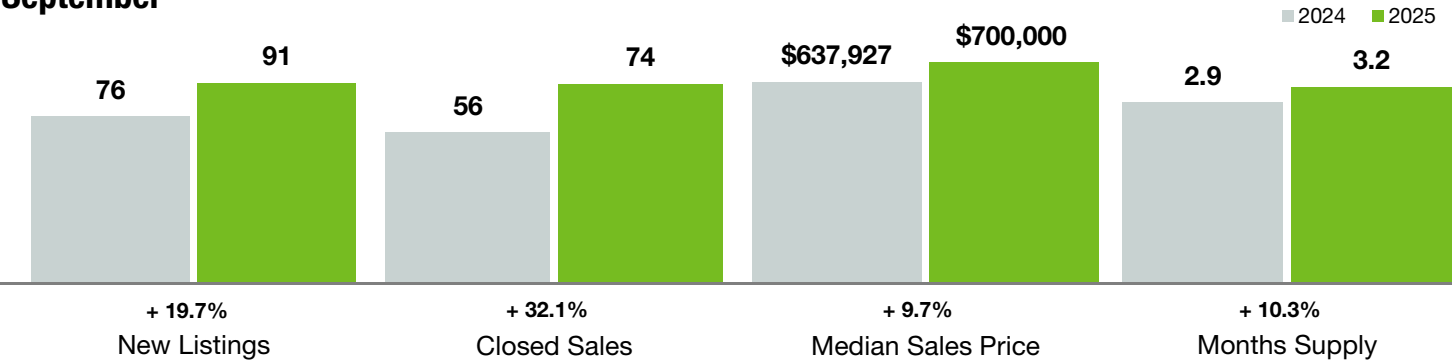
Waxhaw

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	76	91	+ 19.7%	924	1,037	+ 12.2%
Pending Sales	59	76	+ 28.8%	682	745	+ 9.2%
Closed Sales	56	74	+ 32.1%	629	732	+ 16.4%
Median Sales Price*	\$637,927	\$700,000	+ 9.7%	\$718,000	\$725,000	+ 1.0%
Average Sales Price*	\$677,304	\$883,837	+ 30.5%	\$830,330	\$871,501	+ 5.0%
Percent of Original List Price Received*	98.5%	94.4%	- 4.2%	98.9%	96.8%	- 2.1%
List to Close	86	113	+ 31.4%	74	93	+ 25.7%
Days on Market Until Sale	54	64	+ 18.5%	33	54	+ 63.6%
Cumulative Days on Market Until Sale	31	59	+ 90.3%	27	52	+ 92.6%
Average List Price	\$835,010	\$917,639	+ 9.9%	\$846,497	\$934,728	+ 10.4%
Inventory of Homes for Sale	198	247	+ 24.7%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--

* 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.

September



Median Sales Price

Rolling 12-Month Calculation

