

Local Market Update for October 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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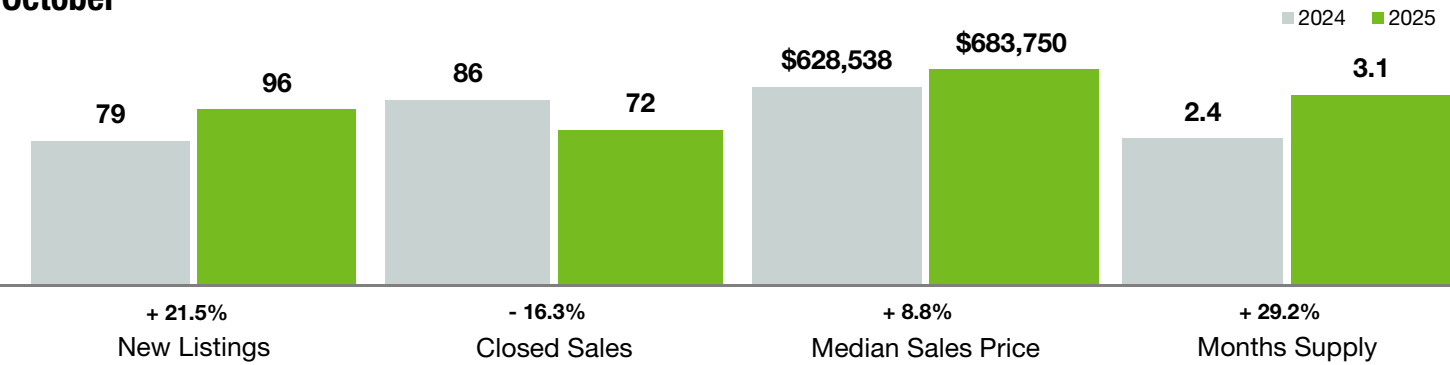
Waxhaw

North Carolina

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	79	96	+ 21.5%	1,003	1,138	+ 13.5%
Pending Sales	84	69	- 17.9%	766	812	+ 6.0%
Closed Sales	86	72	- 16.3%	715	804	+ 12.4%
Median Sales Price*	\$628,538	\$683,750	+ 8.8%	\$705,000	\$725,000	+ 2.8%
Average Sales Price*	\$752,689	\$819,818	+ 8.9%	\$820,991	\$866,873	+ 5.6%
Percent of Original List Price Received*	95.5%	95.5%	0.0%	98.6%	96.7%	- 1.9%
List to Close	105	99	- 5.7%	78	94	+ 20.5%
Days on Market Until Sale	74	59	- 20.3%	38	54	+ 42.1%
Cumulative Days on Market Until Sale	48	59	+ 22.9%	29	52	+ 79.3%
Average List Price	\$842,235	\$860,398	+ 2.2%	\$846,169	\$926,086	+ 9.4%
Inventory of Homes for Sale	168	235	+ 39.9%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

