

# Local Market Update for January 2026

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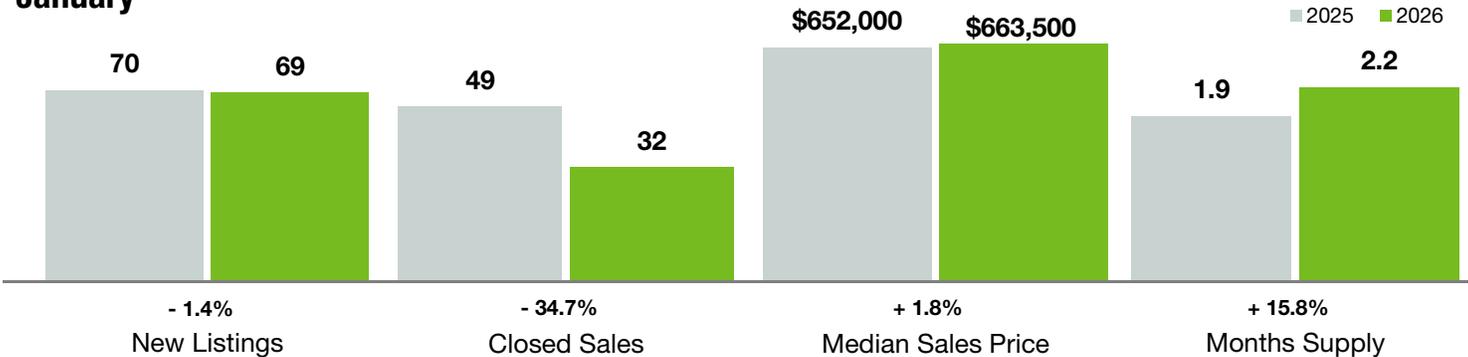
## Waxhaw

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	70	69	- 1.4%	70	69	- 1.4%
Pending Sales	47	67	+ 42.6%	47	67	+ 42.6%
Closed Sales	49	32	- 34.7%	49	32	- 34.7%
Median Sales Price*	\$652,000	\$663,500	+ 1.8%	\$652,000	\$663,500	+ 1.8%
Average Sales Price*	\$891,285	\$826,814	- 7.2%	\$891,285	\$826,814	- 7.2%
Percent of Original List Price Received*	93.7%	94.1%	+ 0.4%	93.7%	94.1%	+ 0.4%
List to Close	129	126	- 2.3%	129	126	- 2.3%
Days on Market Until Sale	89	87	- 2.2%	89	87	- 2.2%
Cumulative Days on Market Until Sale	92	88	- 4.3%	92	88	- 4.3%
Average List Price	\$849,198	\$814,433	- 4.1%	\$849,198	\$814,433	- 4.1%
Inventory of Homes for Sale	139	175	+ 25.9%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

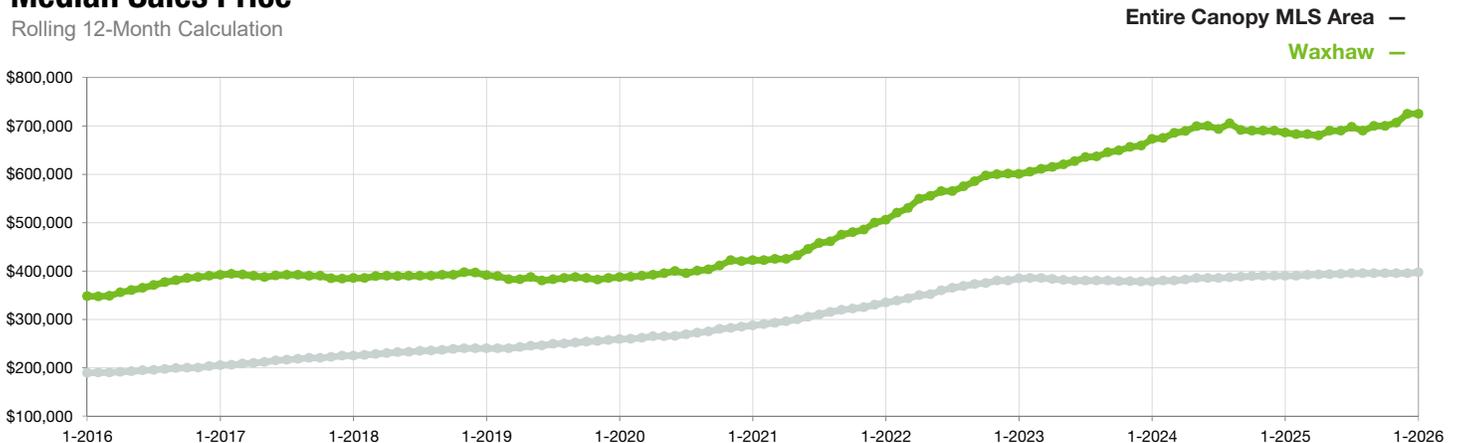
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### January



### Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.