

# Local Market Update for July 2026

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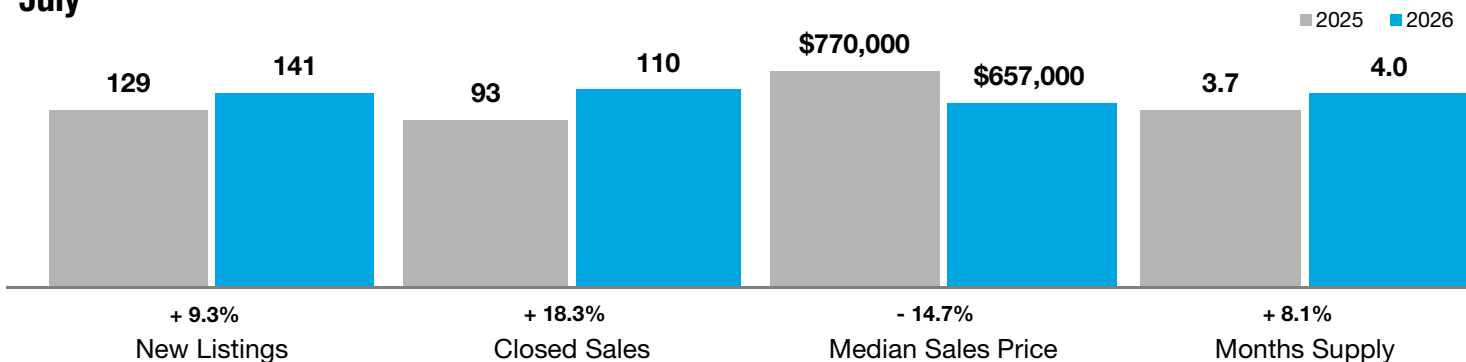
## Waxhaw

North Carolina

| Key Metrics                              | July      |           |                | Year to Date |             |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                          | 2025      | 2026      | Percent Change | Thru 7-2025  | Thru 7-2026 | Percent Change |
| New Listings                             | 129       | 141       | + 9.3%         | 872          | 937         | + 7.5%         |
| Pending Sales                            | 97        | 108       | + 11.3%        | 607          | 653         | + 7.6%         |
| Closed Sales                             | 93        | 110       | + 18.3%        | 558          | 586         | + 5.0%         |
| Median Sales Price*                      | \$770,000 | \$657,000 | - 14.7%        | \$731,000    | \$701,703   | - 4.0%         |
| Average Sales Price*                     | \$971,108 | \$819,465 | - 15.6%        | \$876,637    | \$839,729   | - 4.2%         |
| Percent of Original List Price Received* | 96.9%     | 96.6%     | - 0.3%         | 97.4%        | 96.6%       | - 0.8%         |
| List to Close                            | 97        | 88        | - 9.3%         | 90           | 93          | + 3.3%         |
| Days on Market Until Sale                | 55        | 44        | - 20.0%        | 52           | 53          | + 1.9%         |
| Cumulative Days on Market Until Sale     | 54        | 54        | 0.0%           | 50           | 58          | + 16.0%        |
| Average List Price                       | \$957,929 | \$915,257 | - 4.5%         | \$940,797    | \$916,217   | - 2.6%         |
| Inventory of Homes for Sale              | 286       | 325       | + 13.6%        | --           | --          | --             |
| Months Supply of Inventory               | 3.7       | 4.0       | + 8.1%         | --           | --          | --             |

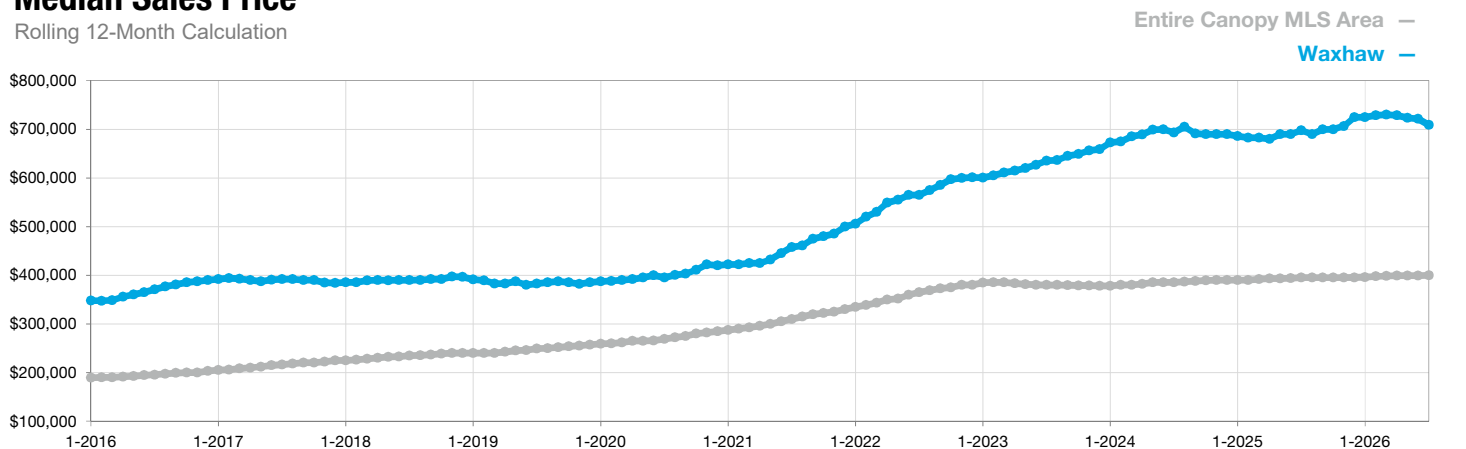
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### July



### Median Sales Price

Rolling 12-Month Calculation



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