

Local Market Update for January 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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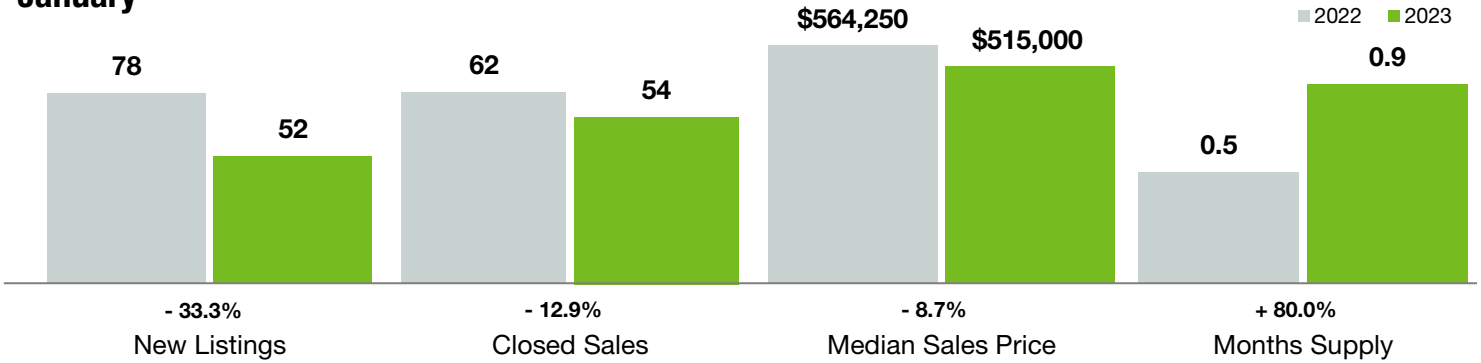
Waxhaw

North Carolina

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	78	52	- 33.3%	78	52	- 33.3%
Pending Sales	73	68	- 6.8%	73	68	- 6.8%
Closed Sales	62	54	- 12.9%	62	54	- 12.9%
Median Sales Price*	\$564,250	\$515,000	- 8.7%	\$564,250	\$515,000	- 8.7%
Average Sales Price*	\$629,444	\$599,481	- 4.8%	\$629,444	\$599,481	- 4.8%
Percent of Original List Price Received*	101.9%	96.4%	- 5.4%	101.9%	96.4%	- 5.4%
List to Close	64	130	+ 103.1%	64	130	+ 103.1%
Days on Market Until Sale	19	37	+ 94.7%	19	37	+ 94.7%
Cumulative Days on Market Until Sale	13	37	+ 184.6%	13	37	+ 184.6%
Average List Price	\$703,166	\$811,557	+ 15.4%	\$703,166	\$811,557	+ 15.4%
Inventory of Homes for Sale	55	77	+ 40.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

* 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

