

Local Market Update for March 2024

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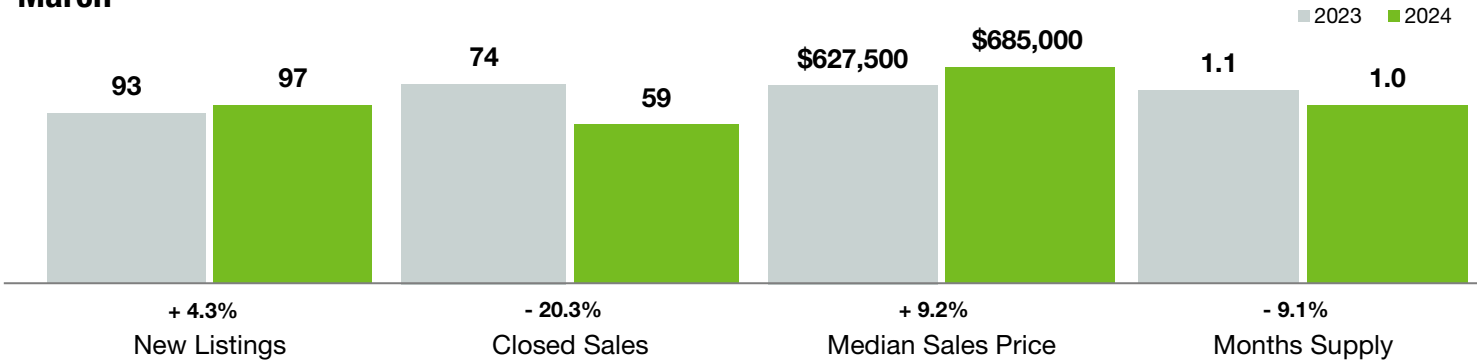
Waxhaw

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	93	97	+ 4.3%	195	226	+ 15.9%
Pending Sales	67	96	+ 43.3%	189	192	+ 1.6%
Closed Sales	74	59	- 20.3%	183	140	- 23.5%
Median Sales Price*	\$627,500	\$685,000	+ 9.2%	\$563,000	\$715,000	+ 27.0%
Average Sales Price*	\$708,079	\$789,829	+ 11.5%	\$666,061	\$834,793	+ 25.3%
Percent of Original List Price Received*	97.0%	99.7%	+ 2.8%	96.5%	98.4%	+ 2.0%
List to Close	127	70	- 44.9%	130	82	- 36.9%
Days on Market Until Sale	36	31	- 13.9%	40	41	+ 2.5%
Cumulative Days on Market Until Sale	38	24	- 36.8%	42	35	- 16.7%
Average List Price	\$888,715	\$923,594	+ 3.9%	\$827,176	\$907,899	+ 9.8%
Inventory of Homes for Sale	83	66	- 20.5%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

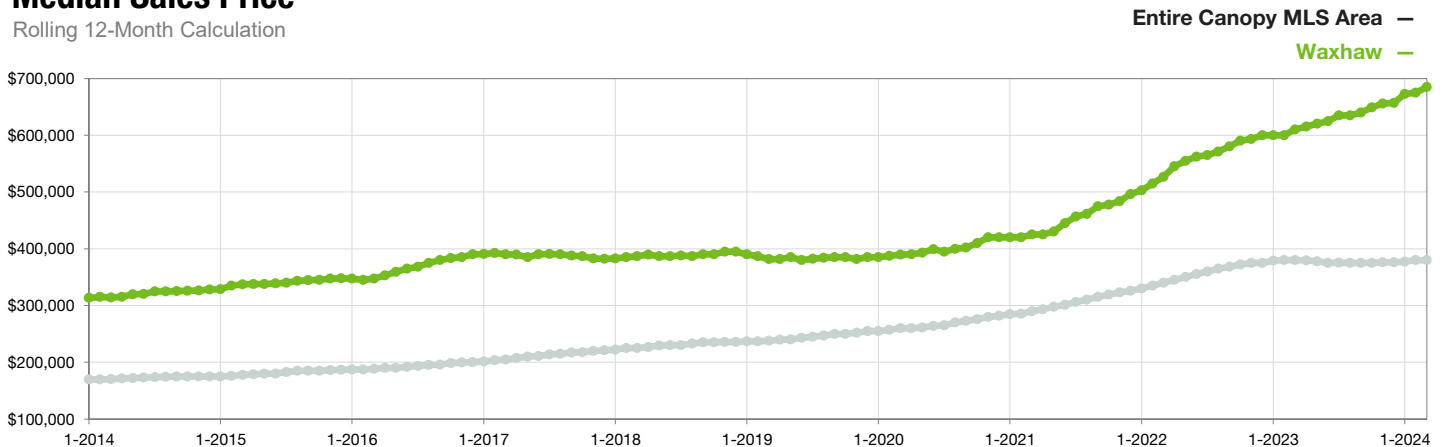
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

March



Median Sales Price

Rolling 12-Month Calculation



Current as of April 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.