

Waxhaw 28173

ZIP code · NC · North Carolina > Union County > Waxhaw

STRONG BUYER'S MARKET

\$250K

MEDIAN SALE PRICE

-65.9%

1-YR CHANGE

803

SALES (12 MO)

\$738K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



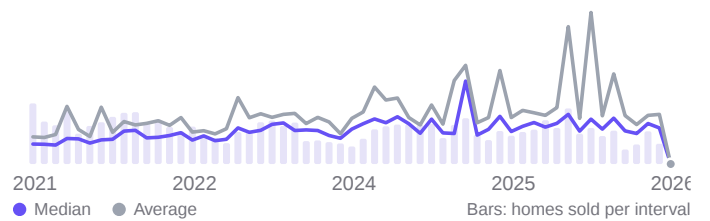
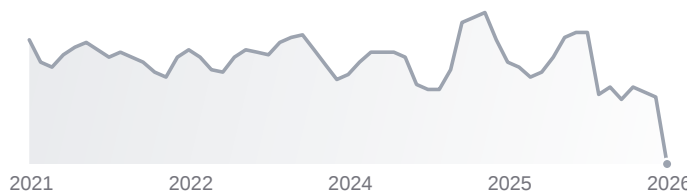
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

16 / 100

Sale prices

Median \$250K · Average \$250K

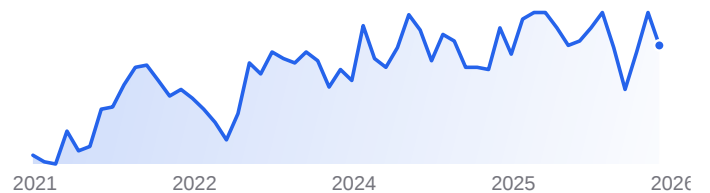
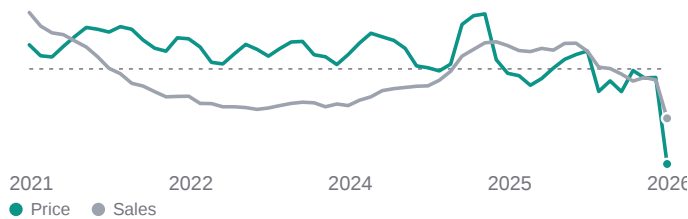


Growth (year over year)

Price -65.9% · Sales -34.2%

Price per square foot

\$237/ft²

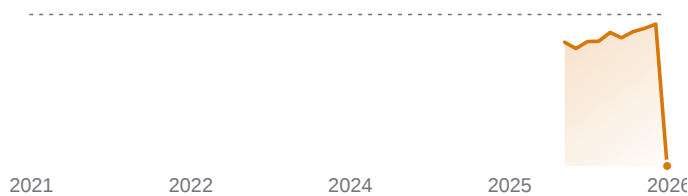


Sale premium vs estimated value

-13.4%

Annual turnover (share of homes sold)

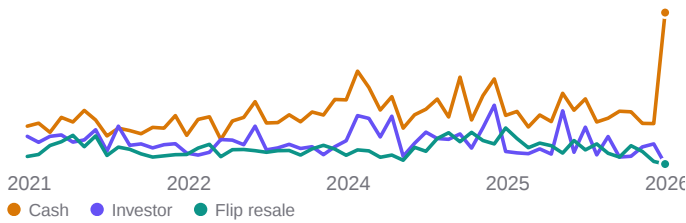
3.6%



BUYERS & OUTCOMES

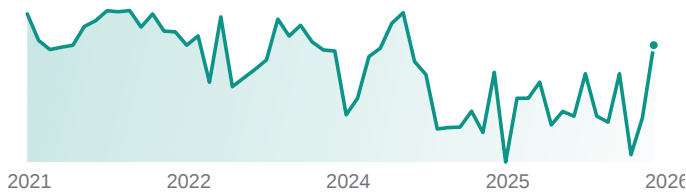
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



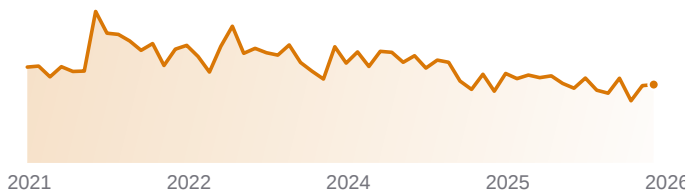
Sellers who sold at a gain

92%

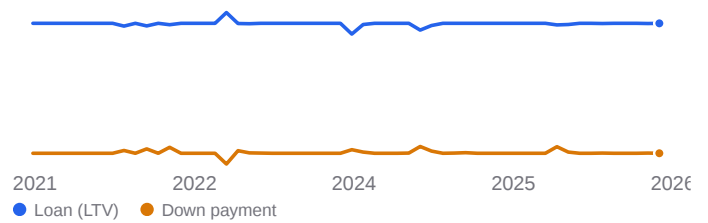


Median annualized return at resale

+6.6%

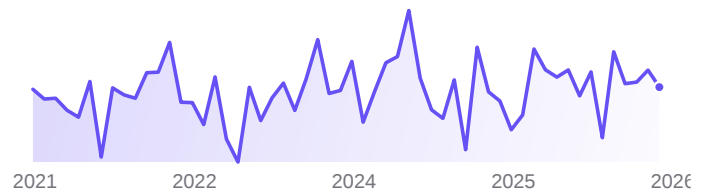


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	22,352
Median value (AVM)	\$738K
Median size	3,001 ft²
Median bedrooms	4
Median year built	2005
Single family	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	14%
Median loan-to-value	44%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	72,370
Density	662 / mi²
Median household income	\$147K
Average household income	\$179K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	86
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	3.1%
Unemployment	1.1%
Average temp	61°F
Annual precip	48 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.