

Waxhaw — #1 of 10: Share of Homes Built Since 2010

Waxhaw leads NC in new housing stock

48.8% of homes built since 2010 — source: ALEX Intelligence, 2026

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THE DATA

48.8%

Share of Homes Built Since 2010

Waxhaw has the highest share of homes built since 2010 among all Charlotte metro cities.

This concentration of new construction signals a market that is not only growing but fundamentally reconfiguring its housing stock. The implications for resale value, rental demand, and long-term maintenance costs are profound.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-17-charlotte-recent-stock-share-place-mkt>

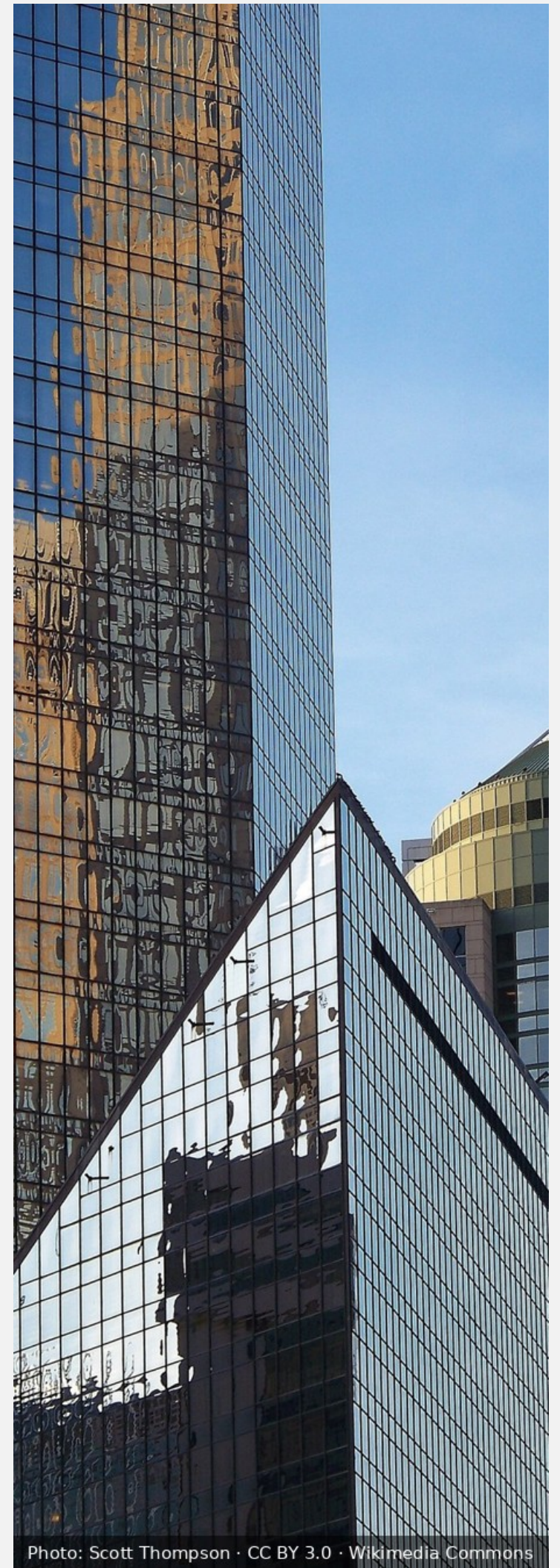


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Newness drives market resilience

This dynamic is particularly potent in Charlotte, where job growth in tech and healthcare is outpacing housing supply. New construction in areas like Waxhaw acts as a buffer against price inflation, offering buyers a viable alternative to older, more expensive homes in Mecklenburg County.

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Aging inventory is the real constraint

This creates a bifurcation: a high-end, new-home market in fast-growing towns like Waxhaw, and a more constrained, value-driven market in older neighborhoods. The long-term risk is not stagnation, but a widening gap in livability, affordability, and investment potential across the metro.



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