Waxhaw, North Carolina.

Current market data.

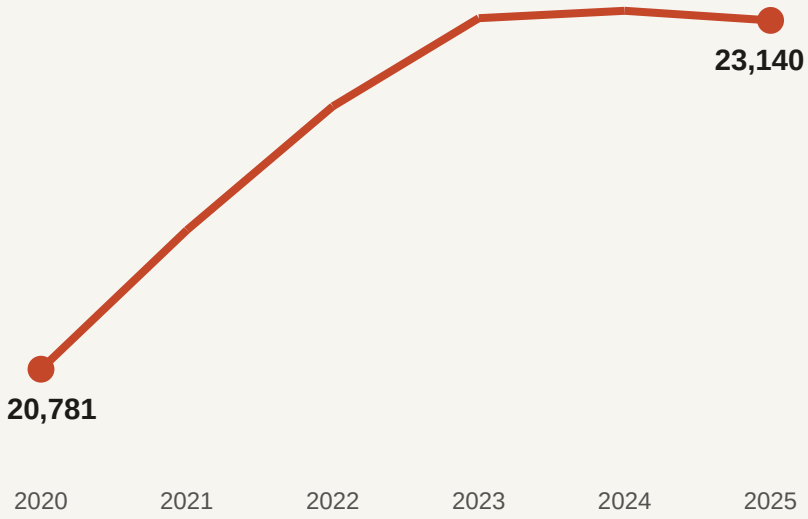
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.4% since 2020.

23,140

people, the 46th-largest of North Carolina's cities and towns.



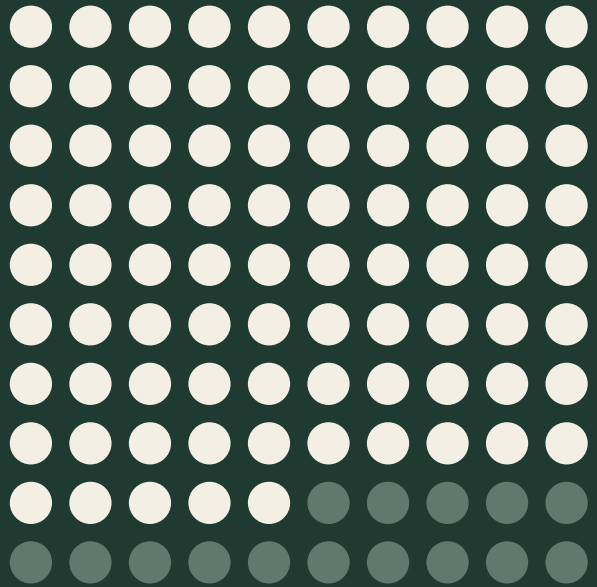
Source: Census Population Estimates, 2025

THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

84.9%

of 4,535 jobs located in Waxhaw are filled by in-commuters.



Each dot is 1% of jobs. Filled: held by in-commuters.

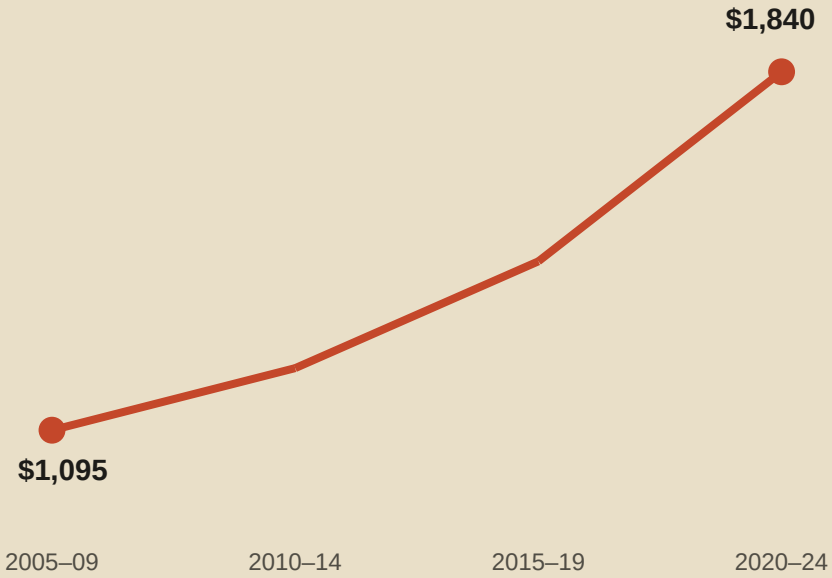
Source: Census LEHD LODES, 2023

RENT

Median rent is up 68% since the 2005–2009 survey, before inflation.

$1,840

a month. North Carolina's median is $1,228.

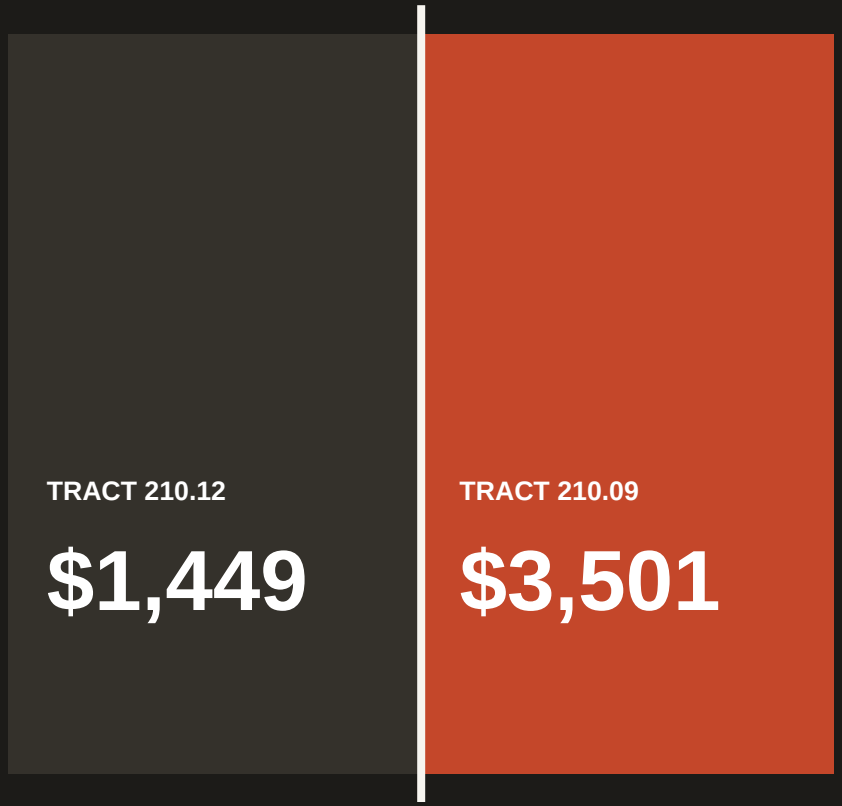


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

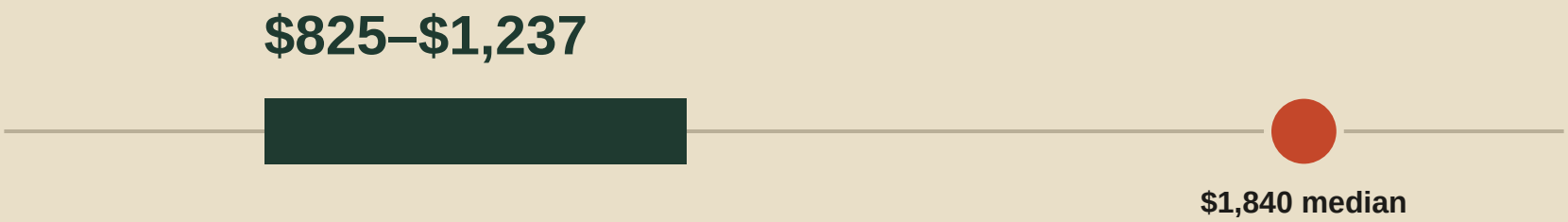
A $2,052 gap between neighbors, the sharpest rent edge between adjacent tracts in Union County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

19% of the housing here was built before 2000.

2,307

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

19%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 7,084 homes here.

16–45

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

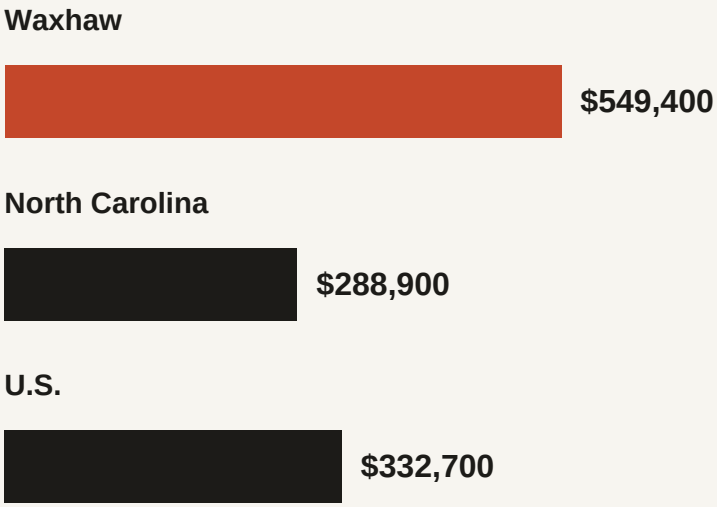
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 90% more than North Carolina's.

$549,400

median home value in Waxhaw.



Source: Census ACS 5-year, 2020-2024

THAT WAS WAXHAW'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/nc/waxhaw/**