

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

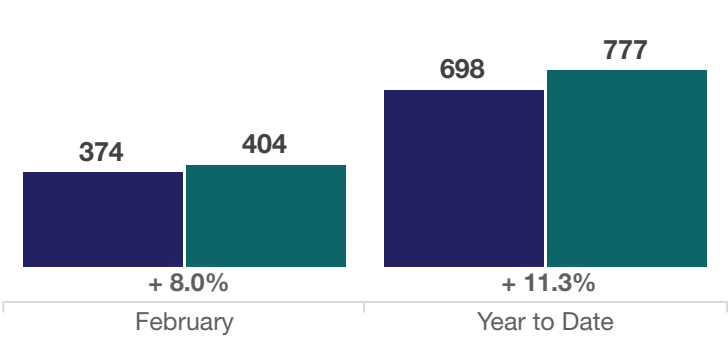
+ 8.0%	- 10.7%	+ 3.2%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Median Sales Price All Properties.

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
New Listings	374	404	+ 8.0%	698	777	+ 11.3%
Closed Sales	290	259	- 10.7%	538	453	- 15.8%
Median Sales Price*	\$382,800	\$395,000	+ 3.2%	\$379,000	\$400,000	+ 5.5%
Average Sales Price*	\$418,701	\$428,406	+ 2.3%	\$415,294	\$431,257	+ 3.8%
Total Dollar Volume (in millions)*	\$121	\$111	- 8.3%	\$223	\$195	- 12.6%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.8%	95.3%	97.6%	+ 2.4%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	98.5%	99.2%	+ 0.7%
Days on Market Until Sale	61	53	- 13.1%	64	55	- 14.1%
Housing Affordability Index	95	89	- 6.3%	96	88	- 8.3%
Inventory of Homes for Sale	675	518	- 23.3%	—	—	—
Months Supply of Homes for Sale	1.8	1.6	- 11.1%	—	—	—

* 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.

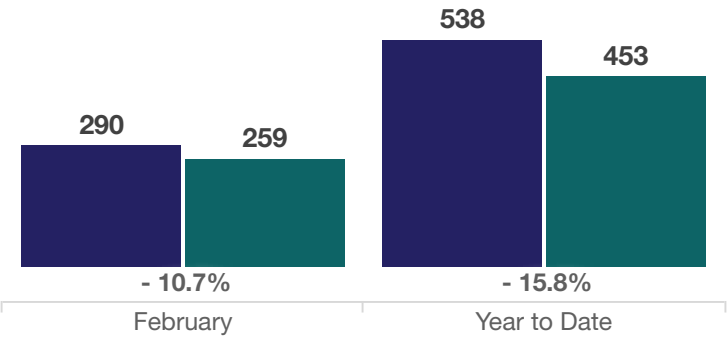
New Listings

2023 2024



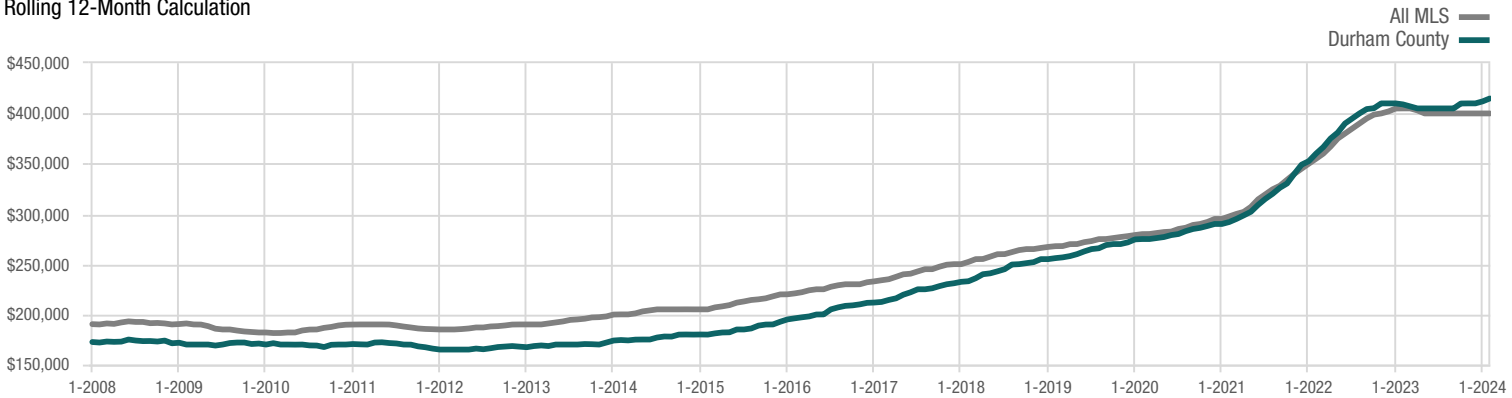
Closed Sales

2023 2024



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.