

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

- 5.2%

Change in
New Listings
All Properties

- 17.9%

Change in
Closed Sales
All Properties

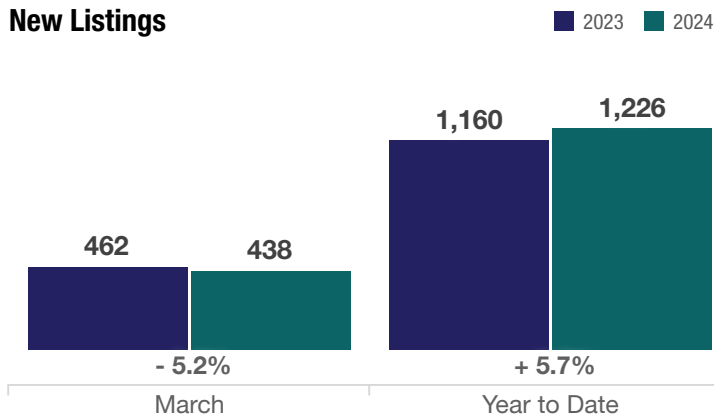
+ 2.5%

Change in
Median Sales Price
All Properties.

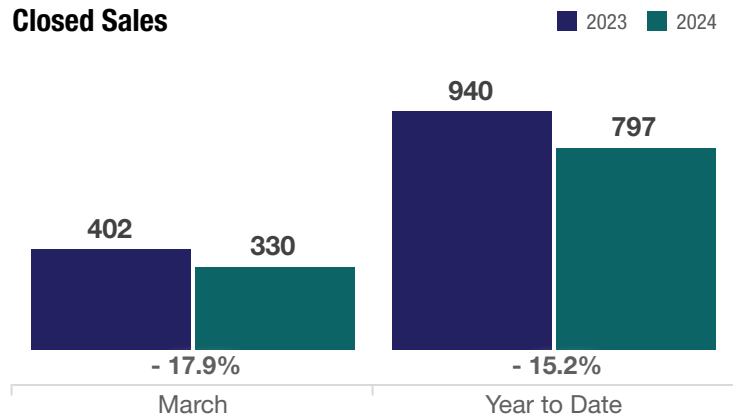
Key Metrics	March			Year to Date		
	2023	2024	% Change	Thru 3-2023	Thru 3-2024	% Change
New Listings	462	438	- 5.2%	1,160	1,226	+ 5.7%
Closed Sales	402	330	- 17.9%	940	797	- 15.2%
Median Sales Price*	\$399,900	\$409,823	+ 2.5%	\$387,500	\$404,000	+ 4.3%
Average Sales Price*	\$437,050	\$470,822	+ 7.7%	\$424,608	\$446,953	+ 5.3%
Total Dollar Volume (in millions)*	\$176	\$155	- 11.9%	\$399	\$356	- 10.8%
Percent of Original List Price Received*	98.0%	99.0%	+ 1.0%	96.4%	98.2%	+ 1.9%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	99.1%	99.5%	+ 0.4%
Days on Market Until Sale	48	47	- 2.1%	57	51	- 10.5%
Housing Affordability Index	92	87	- 5.4%	95	88	- 7.4%
Inventory of Homes for Sale	646	495	- 23.4%	—	—	—
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

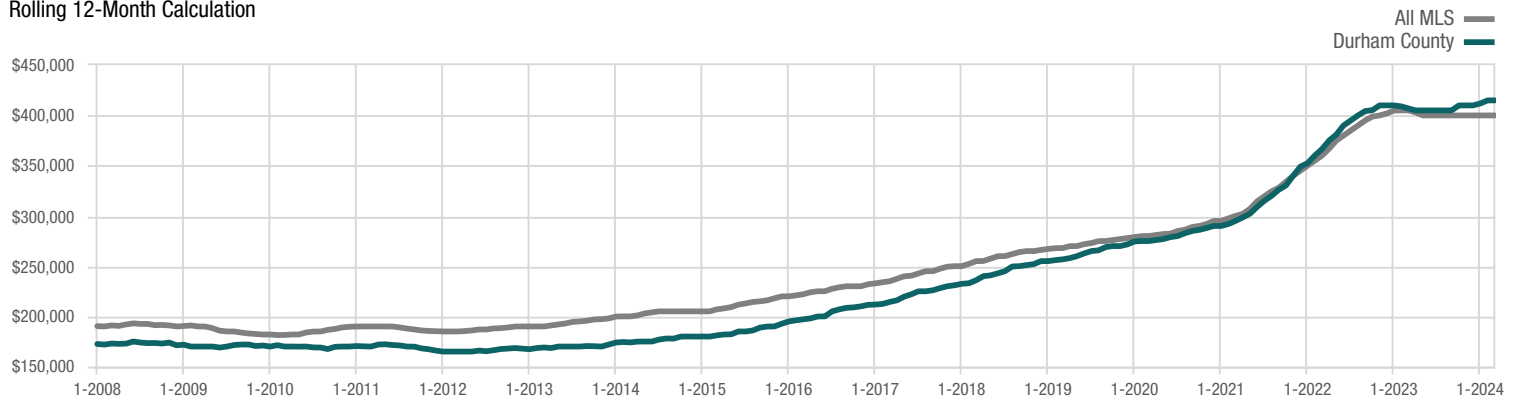


Closed Sales



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.