

December 2025 Market Review

Single Family Residence, Condominium x ▾

7 Counties selected x ▾

46 Cities selected x ▾

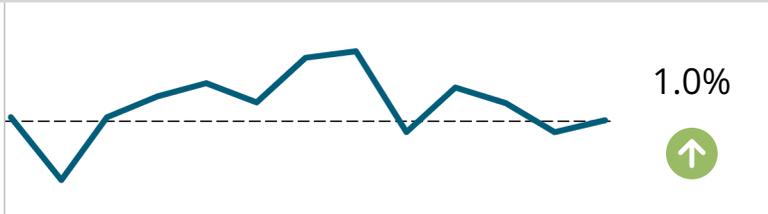
Compared to December 2024

Compared to November 2025

December 2025 ▾



-0.2%



1.0%

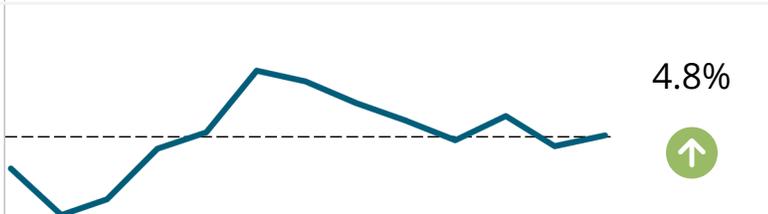


Median Sales Price

\$408,995



16.2%



4.8%

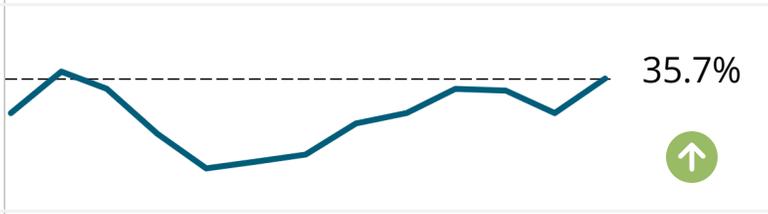


Closed Sales

638



35.7%



35.7%

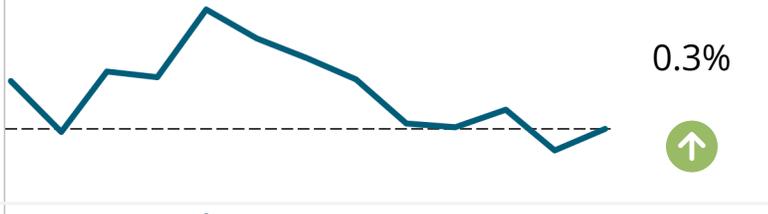


Median Days on Market

38



-0.7%



0.3%

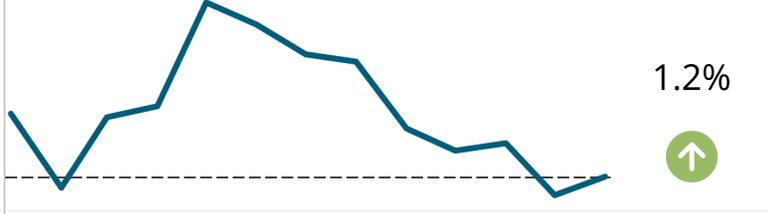


List Price Received

98.0%



-3.8%



1.2%

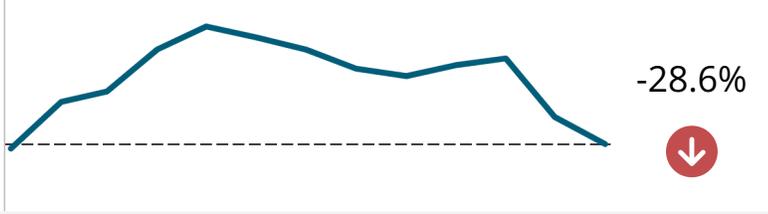


Median Sold \$/SqFt

\$215



7.3%



-28.6%

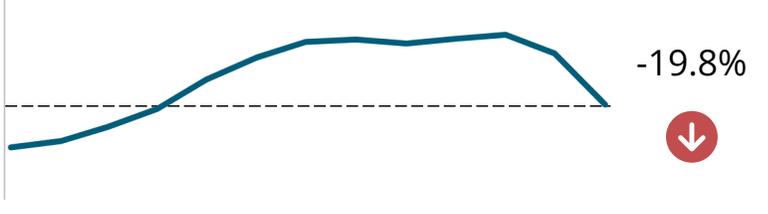


New Listings

457



26.1%



-19.8%

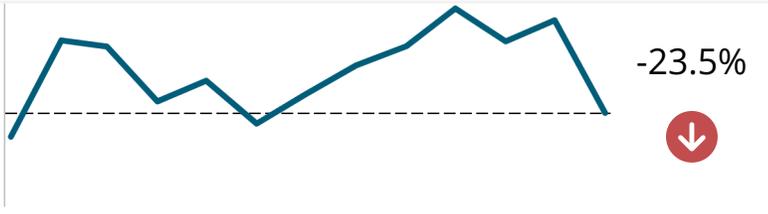


Active Inventory

1,858



8.5%



-23.5%



Months Supply of Inventory

2.9

December 2025 Market Review

Single Family Residence, Condominiu x ▾

Durham x ▾

Durham x ▾

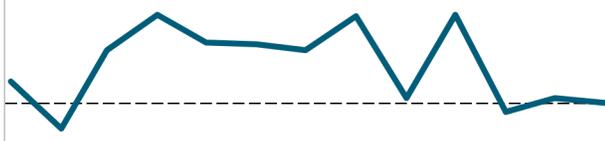
Compared to December 2024

Compared to November 2025

December 2025 ▾



-1.9%



-0.4%

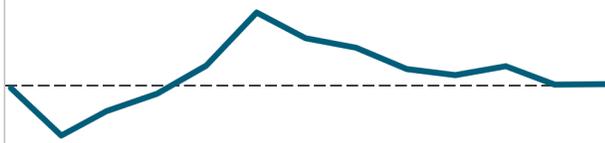


Median Sales Price

\$408,274



2.5%



0.3%

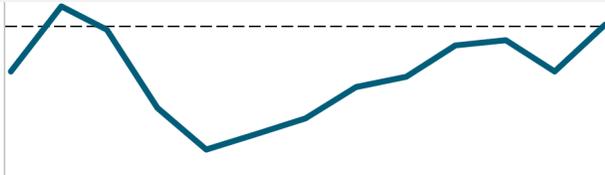


Closed Sales

288



34.6%



34.6%

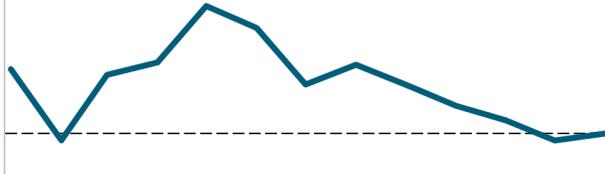


Median Days on Market

35



-0.9%



0.1%

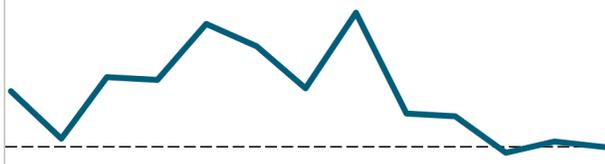


List Price Received

98.0%



-4.4%



-0.5%

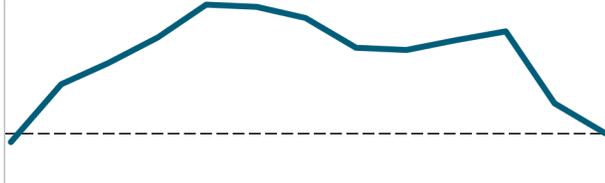


Median Sold \$/SqFt

\$219



11.5%



-25.6%

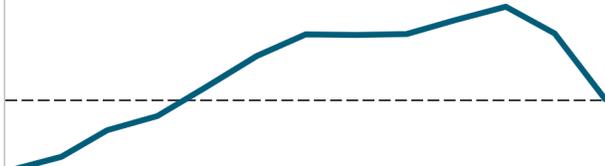


New Listings

233



37.8%



-20.2%



Active Inventory

872



34.4%



-20.5%



Months Supply of Inventory

3.0

December 2025 Market Review

Single Family Residence, Condominiu x ▾

Durham x ▾

6 Cities selected x ▾

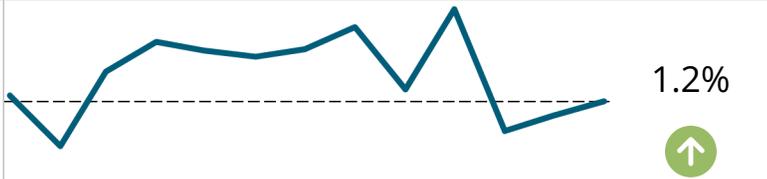
Compared to December 2024

Compared to November 2025

December 2025 ▾



-0.5%



1.2%

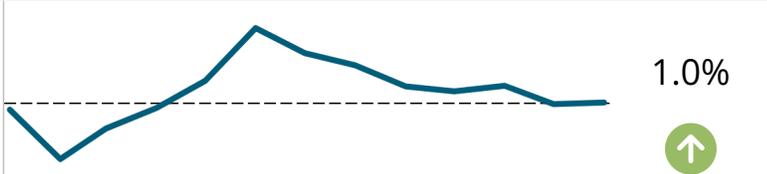


Median Sales Price

\$415,000



4.4%



1.0%

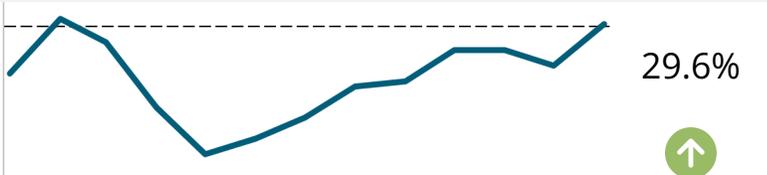


Closed Sales

311



37.3%



29.6%

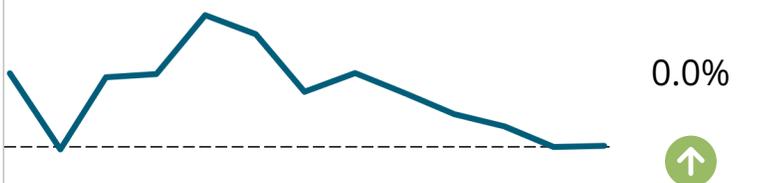


Median Days on Market

35



-1.0%



0.0%

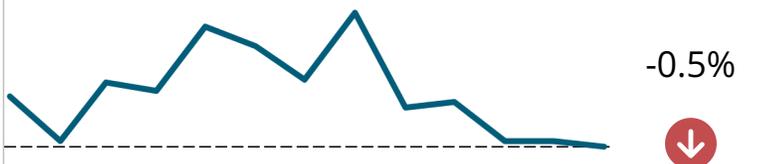


List Price Received

98.0%



-3.9%



-0.5%



Median Sold \$/SqFt

\$219



11.4%



-27.1%

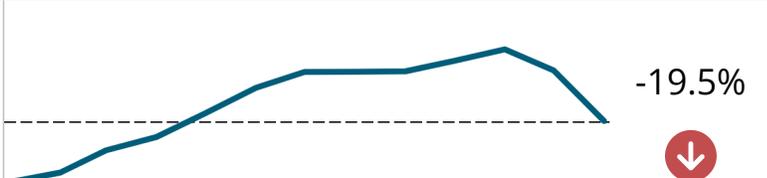


New Listings

245



41.2%



-19.5%

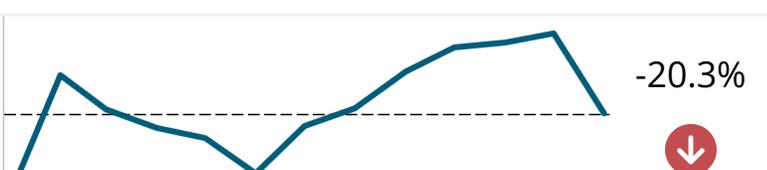


Active Inventory

942



35.3%



-20.3%



Months Supply of Inventory

3.0

December 2025 Market Review

Single Family Residence, Condominiu x ▾

Franklin x ▾

7 Cities selected x ▾

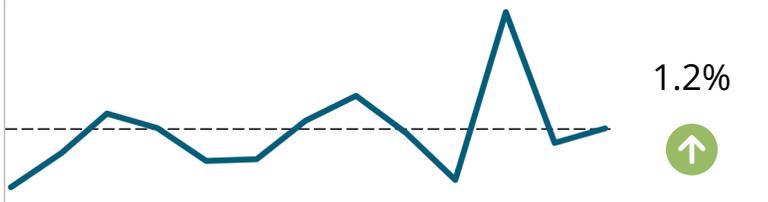
Compared to December 2024

Compared to November 2025

December 2025 ▾



5.2%



1.2%

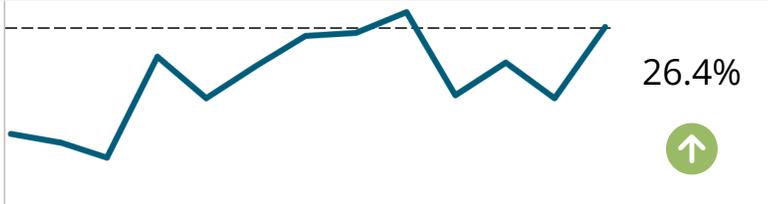


Median Sales Price

\$404,900



45.6%



26.4%

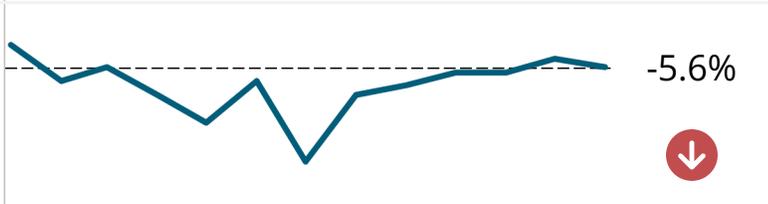


Closed Sales

115



-13.6%



-5.6%

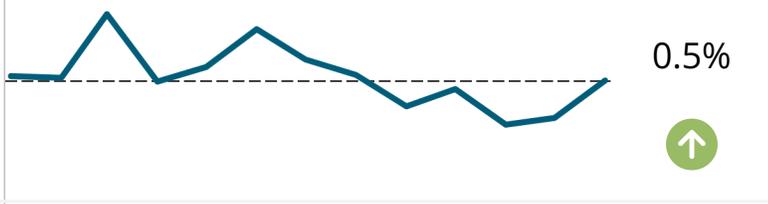


Median Days on Market

51



-0.1%



0.5%

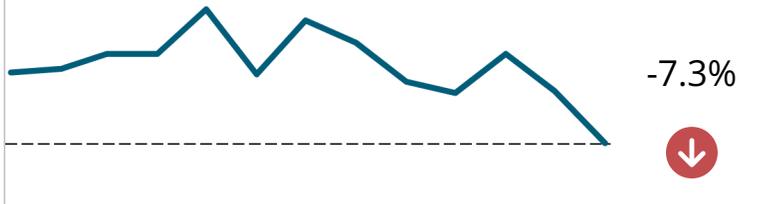


List Price Received

98.6%



-9.7%



-7.3%



Median Sold \$/SqFt

\$177



24.4%



-7.6%

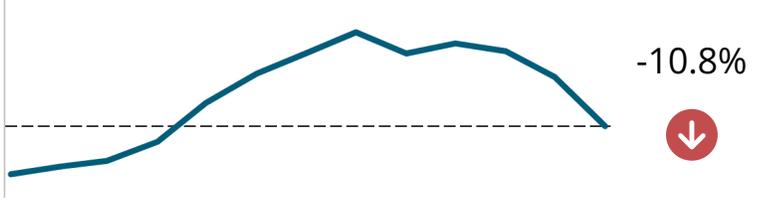


New Listings

97



13.4%



-10.8%



Active Inventory

365



-22.1%



-29.4%



Months Supply of Inventory

3.2

December 2025 Market Review

Single Family Residence, Condominiu x ▾

Granville x ▾

10 Cities selected x ▾

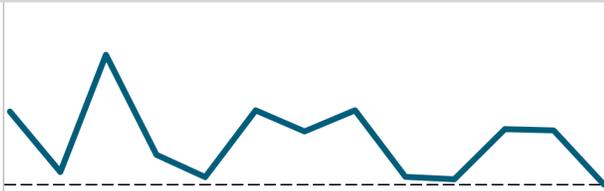
Compared to December 2024

Compared to November 2025

December 2025 ▾



-9.4%



-7.2%

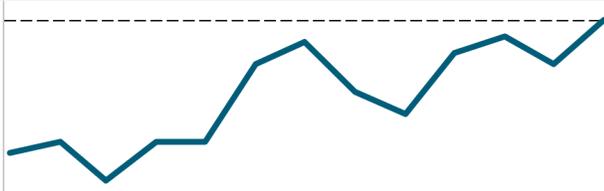


Median Sales Price

\$316,500



75.0%



16.7%

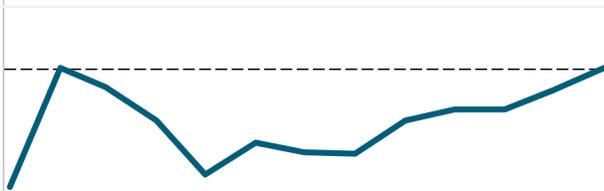


Closed Sales

56



477.8%



18.2%

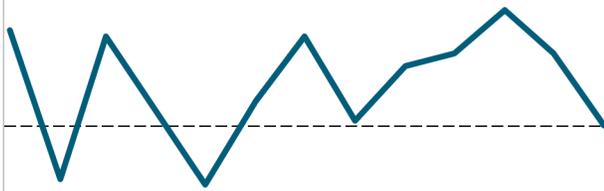


Median Days on Market

52



-1.3%



-1.0%

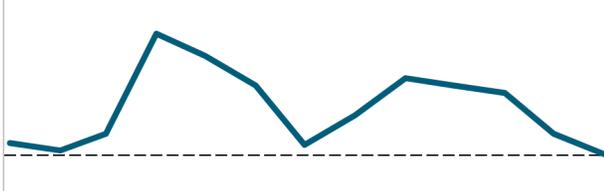


List Price Received

97.2%



-1.5%



-2.8%

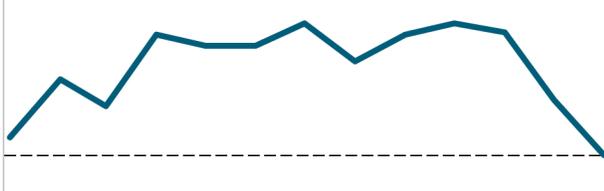


Median Sold \$/SqFt

\$193



-26.7%



-53.2%

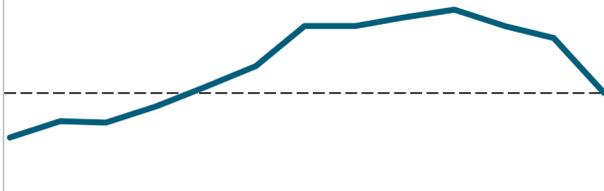


New Listings

22



29.1%



-21.8%



Active Inventory

133



-26.2%



-32.9%



Months Supply of Inventory

2.4

December 2025 Market Review

Single Family Residence, Condominiu × ▾

Orange × ▾

10 Cities selected × ▾

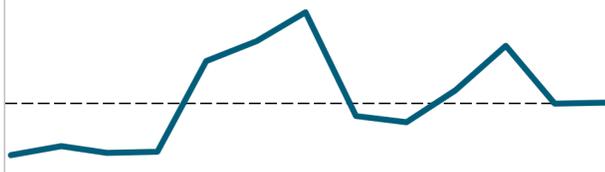
Compared to December 2024

Compared to November 2025

December 2025 ▾



10.4%



0.2%

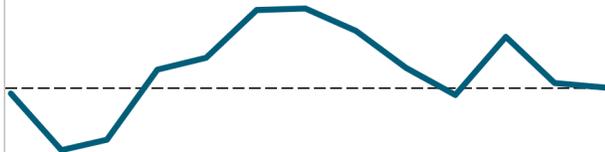


Median Sales Price

\$499,000



4.0%



-2.8%

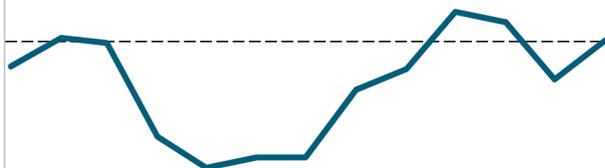


Closed Sales

104



19.6%



32.6%

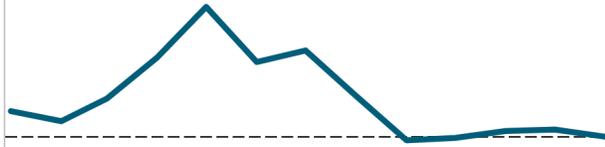


Median Days on Market

31



-0.7%



-0.2%

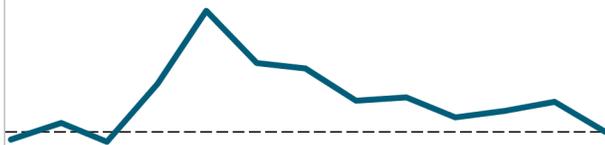


List Price Received

98.0%



1.4%



-5.1%

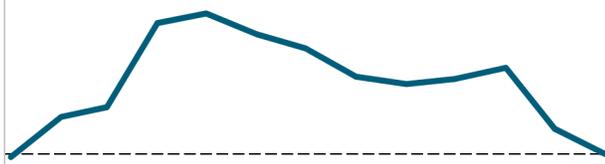


Median Sold \$/SqFt

\$252



7.1%



-36.2%

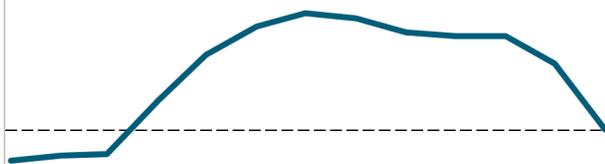


New Listings

60



18.9%



-25.2%

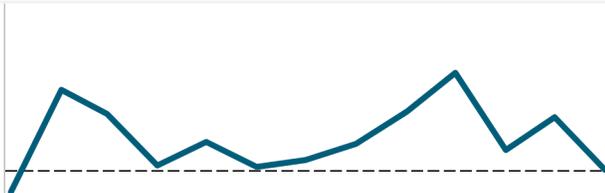


Active Inventory

264



14.3%



-23.1%



Months Supply of Inventory

2.5

December 2025 Market Review

Single Family Residence, Condominiu x ▾

Person x ▾

6 Cities selected x ▾

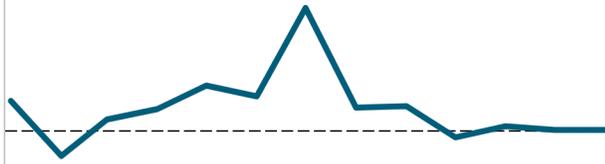
Compared to December 2024

Compared to November 2025

December 2025 ▾



-12.4%



0.0%

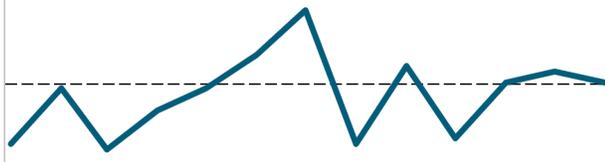


Median Sales Price

\$275,000



61.1%



-6.5%

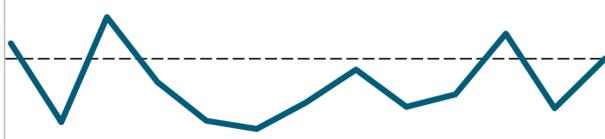


Closed Sales

29



-11.8%



78.3%

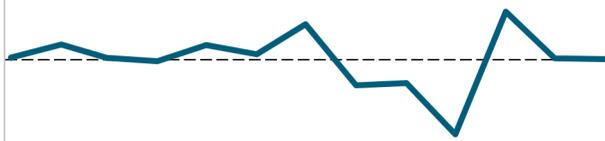


Median Days on Market

41



-0.1%



-0.1%

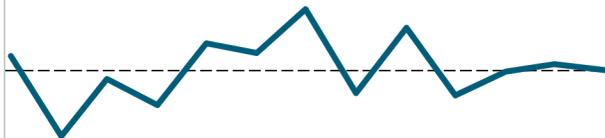


List Price Received

97.0%



-4.8%



-2.1%



Median Sold \$/SqFt

\$187



-44.0%



-60.0%

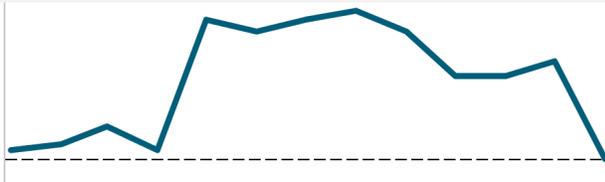


New Listings

14



-4.1%



-31.7%



Active Inventory

71



-40.4%



-27.0%



Months Supply of Inventory

2.4

December 2025 Market Review

Single Family Residence, Condominiu x ▾

Vance x ▾

6 Cities selected x ▾

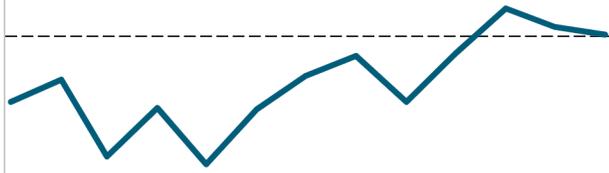
Compared to December 2024

Compared to November 2025

December 2025 ▾



21.1%



-2.0%



Median Sales Price

\$260,300



-10.5%



-15.0%

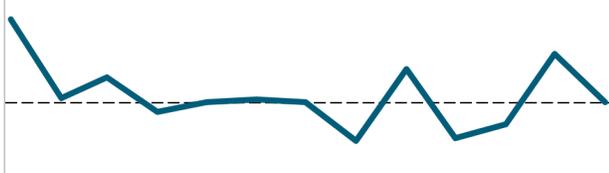


Closed Sales

17



-50.0%



-36.8%

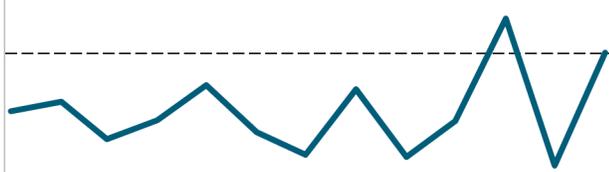


Median Days on Market

30



2.7%



5.4%

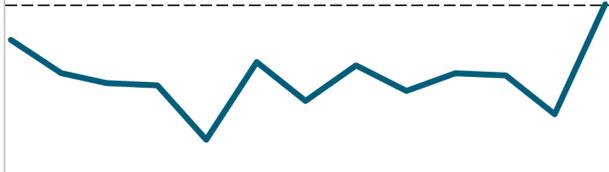


List Price Received

98.5%



9.9%



38.5%

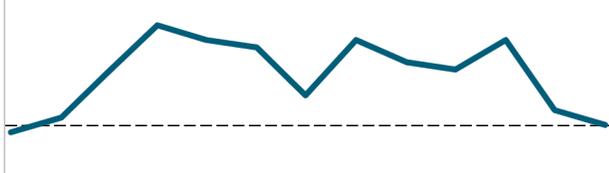


Median Sold \$/SqFt

\$178



16.7%



-22.2%

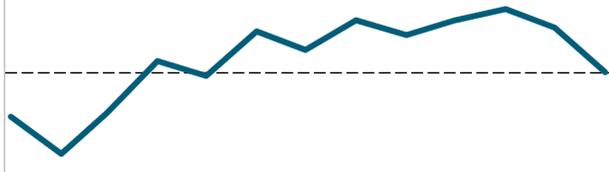


New Listings

14



20.7%



-14.6%

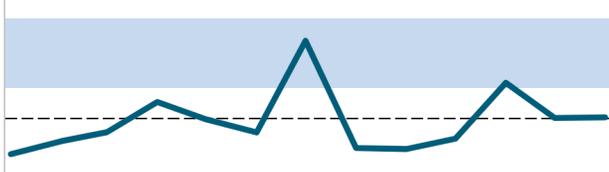


Active Inventory

70



34.9%



0.4%



Months Supply of Inventory

4.1

December 2025 Market Review

Single Family Residence, Condominiu × ▾

Vance × ▾

Henderson × ▾

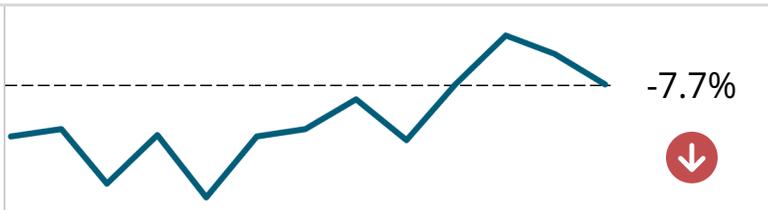
Compared to December 2024

Compared to November 2025

December 2025 ▾



16.7%



-7.7%



Median Sales Price

\$245,000



-22.2%



-30.0%

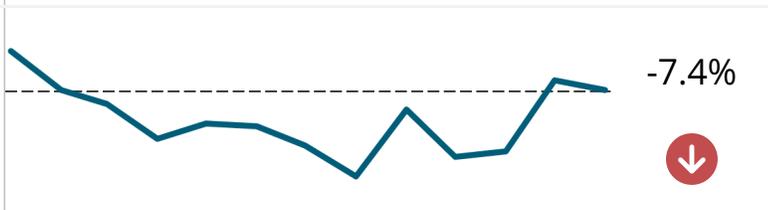


Closed Sales

14



-24.1%



-7.4%



Median Days on Market

44



2.6%



5.7%



List Price Received

98.8%



7.1%



34.6%

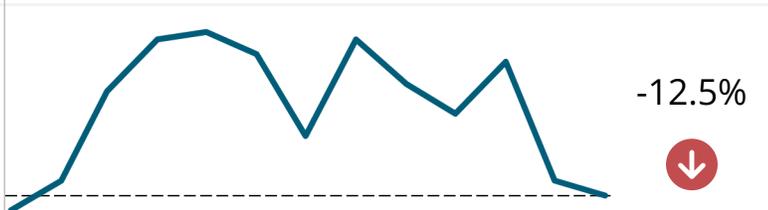


Median Sold \$/SqFt

\$173



16.7%



-12.5%

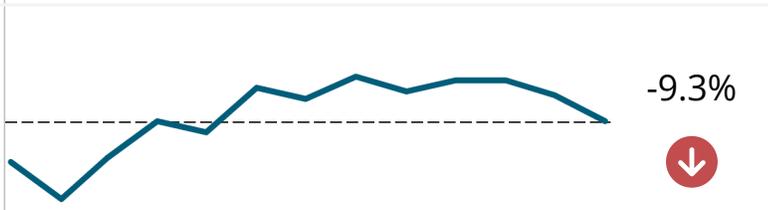


New Listings

14



19.3%



-9.3%

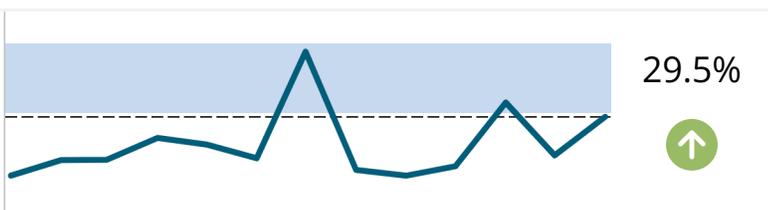


Active Inventory

68



53.4%



29.5%



Months Supply of Inventory

4.9

December 2025 Market Review

Single Family Residence, Condominiu x ▾

Warren x ▾

7 Cities selected x ▾

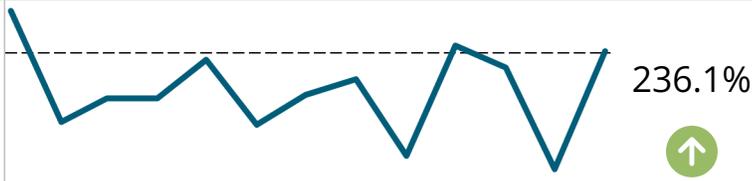
Compared to December 2024

Compared to November 2025

December 2025 ▾



-19.3%



236.1%



Median Sales Price

\$302,500



100.0%



50.0%



Closed Sales

6



-51.2%



-77.3%

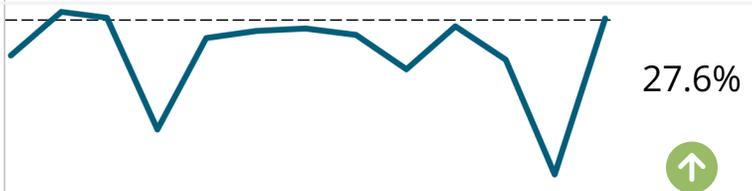


Median Days on Market

20



5.4%



27.6%

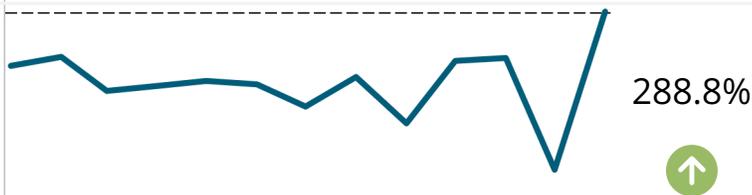


List Price Received

97.7%



34.2%



288.8%



Median Sold \$/SqFt

\$191



0.0%



0.0%



New Listings

5



-51.9%



-55.2%

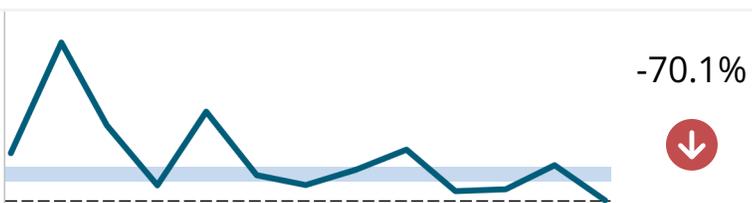


Active Inventory

13



-75.9%



-70.1%



Months Supply of Inventory

2.2