

# Market Statistics

January 2026



DURHAM REGIONAL ASSOCIATION OF REALTORS®  
*Home to the Greater Triangle*

Compare to Same Month Prior Year  Prior Month

3 Property Types selected

7 Counties selected

46 Cities selected

Median Sales Price

\$ 375,000  -3.6%

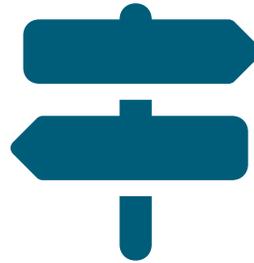
424   0.0%  
Closed Sales

Median Days on Market

 58  43.8%

Active Inventory

 19.4%



Median Sold \$/SqFt 

2.3%  \$218

Home Affordability 

37.1%  96



New Listings

751  1.2%

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3 Property Types selected

Durham

Durham

### Median Sales Price

\$ 379,665  -4.8%

216   10.2%  
Closed Sales

### Median Days on Market

 59  53.2%

### Active Inventory

 26.1%



859

### Median Sold \$/SqFt

-1.1%  \$218 

### Home Affordability



45.5%  105.5



### New Listings

357

 -2.2%

# Market Statistics

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3 Property Types selected

Durham

6 Cities selected

### Median Sales Price

\$ 375,450 -6.1%

226 8.1%  
Closed Sales

### Median Days on Market

56 55.6%

### Active Inventory

29.2%



921

### Median Sold \$/SqFt

-0.9%  
\$218

### Home Affordability

48.6% 107



### New Listings

383 -2.5%

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3 Property Types selected

Franklin

7 Cities selected

Median Sales Price

\$ 376,000  -5.2%

64

Closed Sales



 -15.8%

Median Days on Market

 61  32.6%

Active Inventory

 11.6%



367

Median Sold \$/SqFt

3.6% 

\$204 

Home Affordability 

44.7%  82.5



New Listings

125

 -5.3%

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Compare to Same Month Prior Year  Prior Month

3 Property Types selected

Granville

10 Cities selected

Median Sales Price

\$ 290,000  -10.0%

30

Closed Sales

  -11.8%

Median Days on Market

 53  1.9%

Active Inventory

 6.1%



121

Median Sold \$/SqFt

0.3%  \$194 

Home Affordability 

35.7%  97.0



New Listings

48

 -14.3%

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3 Property Types selected

Orange

10 Cities selected

Median Sales Price

\$ 520,000  13.0%

65

Closed Sales



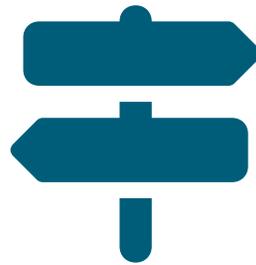
 4.8%

Median Days on Market

 43  38.7%

Active Inventory

 10.0%



253

Median Sold \$/SqFt

6.1%  \$271 

Home Affordability



7.5%  86.0



New Listings

114  3.6%

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3 Property Types selected

Person

6 Cities selected

### Median Sales Price

**\$ 325,000**  35.4%

**23**

Closed Sales

  -17.9%

### Median Days on Market

 **64**  255.6%

### Active Inventory

 -2.6%



**74**

### Median Sold \$/SqFt

24.9%  **\$178** 

### Home Affordability



-13.8%  **81.0**



### New Listings

**37**  27.6%

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Compare to Same Month Prior Year  Prior Month

3 Property Types selected

Vance

6 Cities selected

### Median Sales Price

**\$ 270,000**  17.4%

**10**

Closed Sales



 -28.6%

### Median Days on Market

 **65**  106.3%

### Active Inventory

 56.3%



**75**

### Median Sold \$/SqFt

12.2%  **\$165** 

### Home Affordability



-3.4%  **71.0**



### New Listings

**31**  93.8%

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Compare to Same Month Prior Year  Prior Month

3 Property Types selected

Vance

Henderson

Median Sales Price

\$ 255,000  18.6%

7

Closed Sales



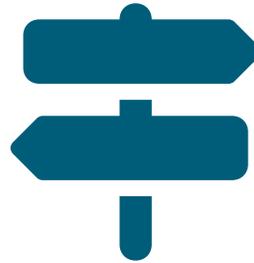
 -46.2%

Median Days on Market

 67  52.3%

Active Inventory

 57.4%



74

Median Sold \$/SqFt

  
-1.4%  \$145

Home Affordability



-3.8%  75.0



New Listings

30

 87.5%

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3 Property Types selected

Warren

7 Cities selected

Median Sales Price

\$ 240,000  37.1%

6

Closed Sales



 500.0%

Median Days on Market

 117  76.5%

Active Inventory

 -12.0%



22

Median Sold \$/SqFt

-10.3%



 \$135

Home Affordability



-23.0%  77.0



New Listings

13

 116.7%