

January 2026 Market Review

Single Family Residence, Condominiu x v

7 Counties selected x v

46 Cities selected x v

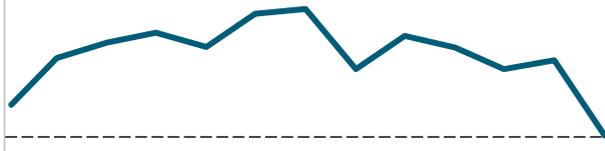
Compared to January 2025

Compared to December 2025

January 2026 v



-3.6%



-8.3%



Median Sales Price

\$375,000



0.2%



-33.6%

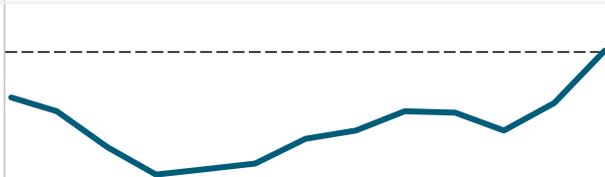


Closed Sales

425



42.5%



50.0%



Median Days on Market

57



-0.6%



-0.5%

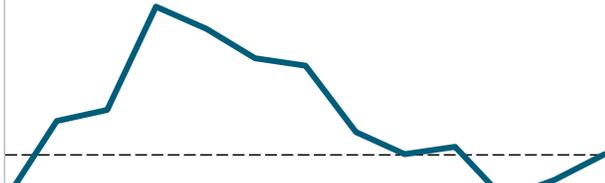


List Price Received

97.4%



2.3%



1.6%

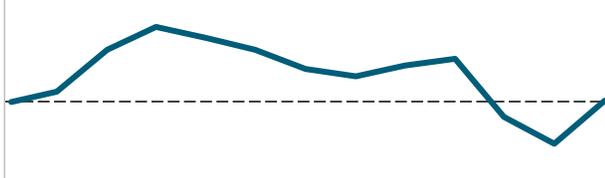


Median Sold \$/SqFt

\$218



1.2%



63.6%

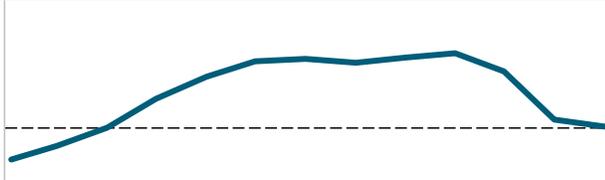


New Listings

751



19.4%



-3.3%

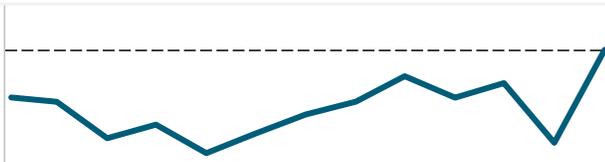


Active Inventory

1,833



19.1%



45.6%

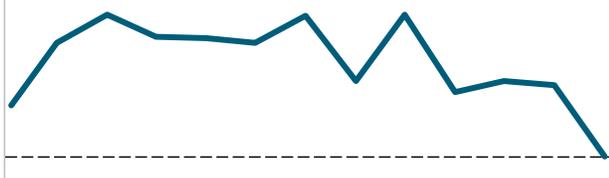
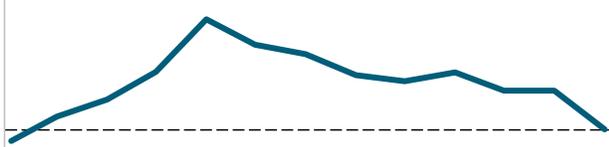
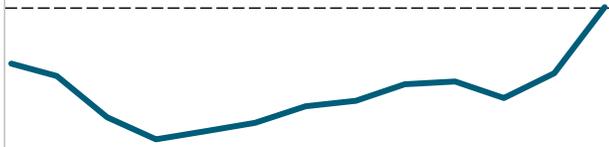
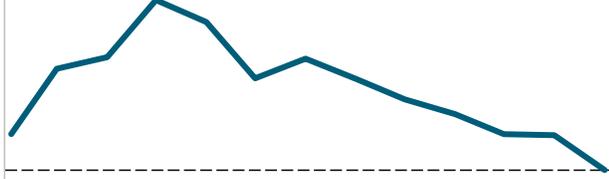
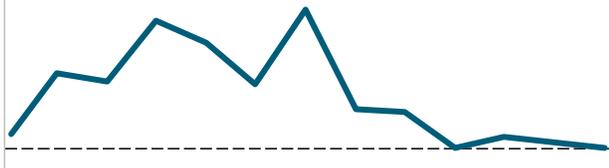
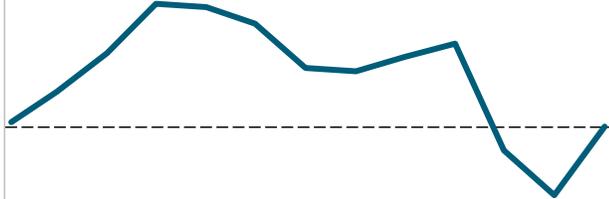
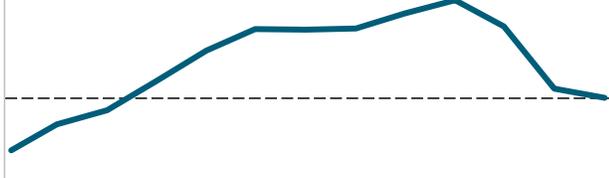
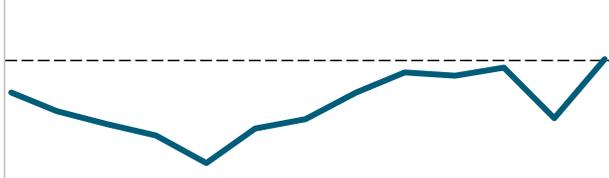


Months Supply of Inventory

4.3

January 2026 Market Review

Single Family Residence, Condominiu x ▾ Durham x ▾ Durham x ▾

Compared to January 2025		Compared to December 2025		January 2026 ▾
	-5.8% ↓		-7.9% ↓	Median Sales Price \$375,900
	10.7% ↑		-24.4% ↓	Closed Sales 217
	53.2% ↑		68.6% ↑	Median Days on Market 59
	-0.5% ↓		-0.5% ↓	List Price Received 97.4%
	-1.1% ↓		-0.5% ↓	Median Sold \$/SqFt \$218
	-2.2% ↓		53.2% ↑	New Listings 357
	26.1% ↑		-3.5% ↓	Active Inventory 859
	13.9% ↑		27.6% ↑	Months Supply of Inventory 4.0

January 2026 Market Review

Single Family Residence, Condominiu × ▾

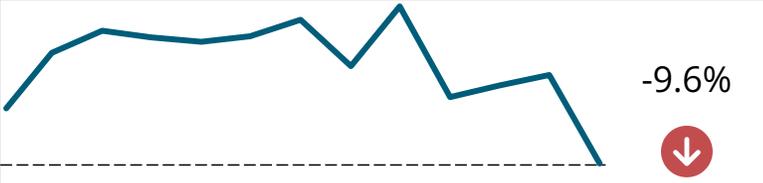
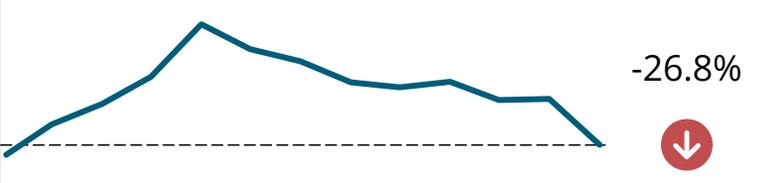
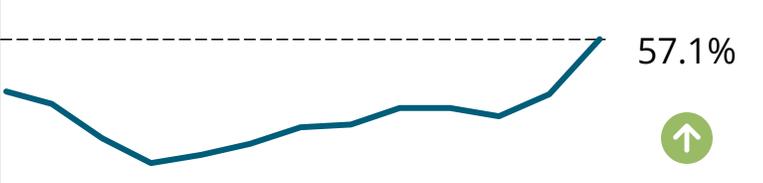
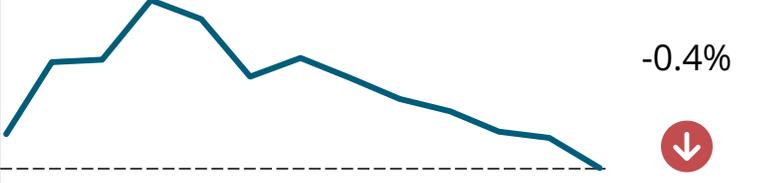
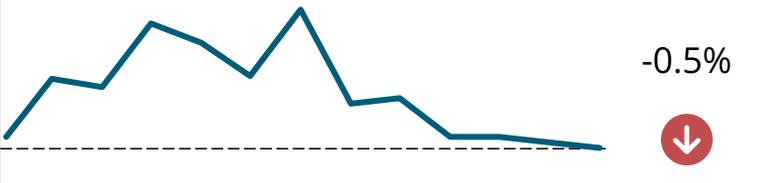
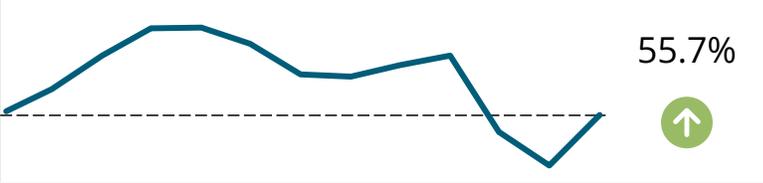
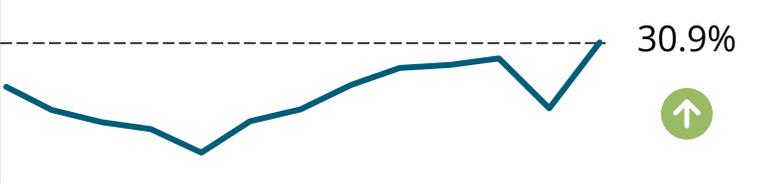
Durham × ▾

6 Cities selected × ▾

Compared to January 2025

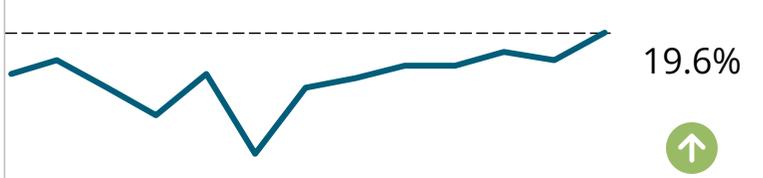
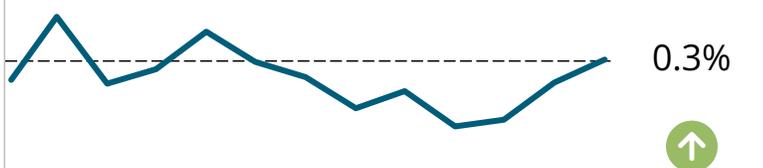
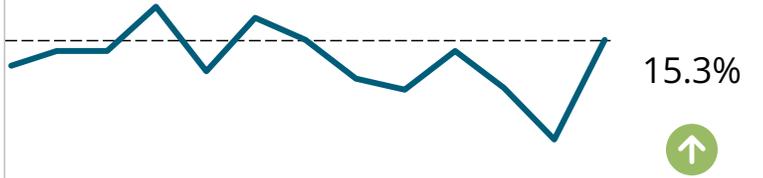
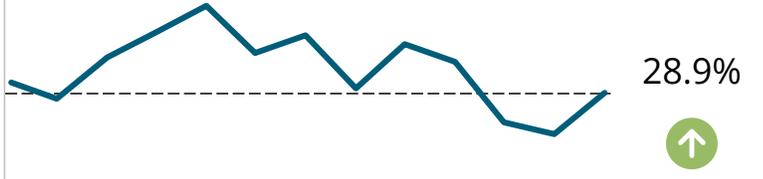
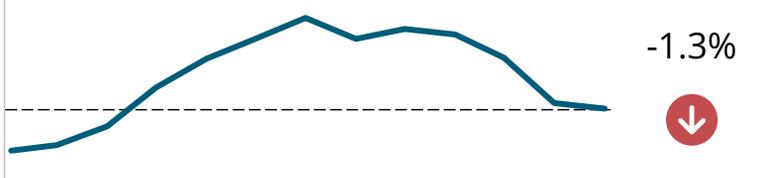
Compared to December 2025

January 2026 ▾

	-6.2% ↓		-9.6% ↓	Median Sales Price \$375,000
	8.6% ↑		-26.8% ↓	Closed Sales 227
	52.8% ↑		57.1% ↑	Median Days on Market 55
	-0.5% ↓		-0.4% ↓	List Price Received 97.5%
	-0.9% ↓		-0.5% ↓	Median Sold \$/SqFt \$218
	-2.5% ↓		55.7% ↑	New Listings 383
	29.2% ↑		-4.2% ↓	Active Inventory 921
	18.9% ↑		30.9% ↑	Months Supply of Inventory 4.1

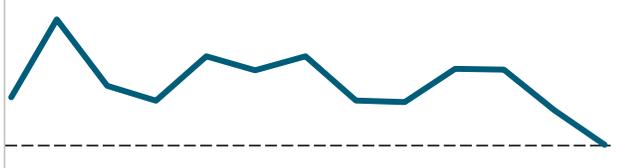
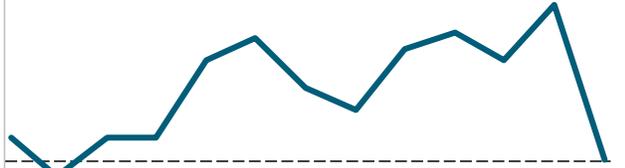
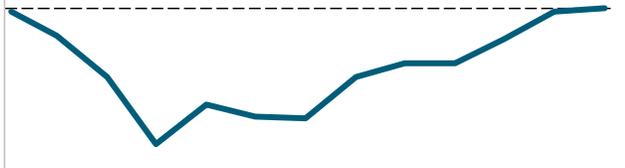
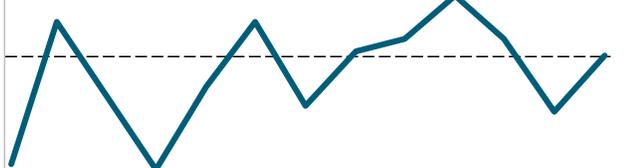
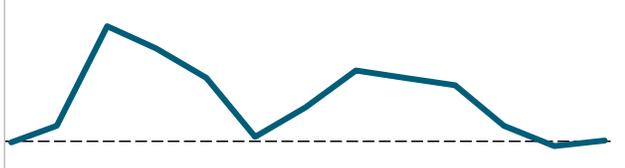
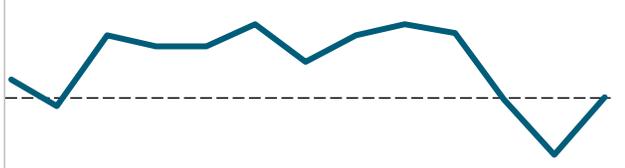
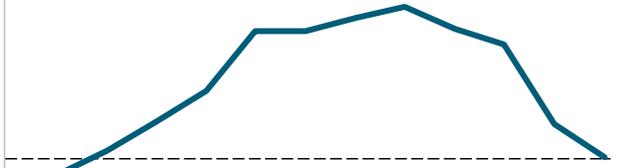
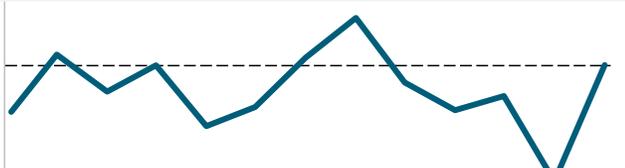
January 2026 Market Review

Single Family Residence, Condominiu x ▾ Franklin x ▾ 7 Cities selected x ▾

Compared to January 2025		Compared to December 2025		January 2026 ▾
	-5.2% ↓		-7.1% ↓	Median Sales Price \$376,000
	-15.8% ↓		-44.3% ↓	Closed Sales 64
	32.6% ↑		19.6% ↑	Median Days on Market 61
	0.3% ↑		0.3% ↑	List Price Received 98.9%
	3.6% ↑		15.3% ↑	Median Sold \$/SqFt \$204
	-5.3% ↓		28.9% ↑	New Listings 125
	11.6% ↑		-1.3% ↓	Active Inventory 367
	32.5% ↑		77.3% ↑	Months Supply of Inventory 5.7

January 2026 Market Review

Single Family Residence, Condominiu x ▾ Granville x ▾ 10 Cities selected x ▾

Compared to January 2025		Compared to December 2025		January 2026 ▾
	-10.0% ↓		-7.5% ↓	Median Sales Price \$290,000
	-11.8% ↓		-48.3% ↓	Closed Sales 30
	1.9% ↑		1.9% ↑	Median Days on Market 53
	1.5% ↑		0.8% ↑	List Price Received 98.0%
	0.3% ↑		0.8% ↑	Median Sold \$/SqFt \$194
	-14.3% ↓		118.2% ↑	New Listings 48
	6.1% ↑		-11.0% ↓	Active Inventory 121
	20.3% ↑		72.0% ↑	Months Supply of Inventory 4.0

January 2026 Market Review

Single Family Residence, Condominiu x ▾

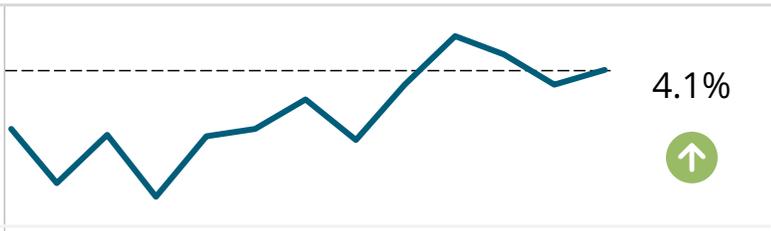
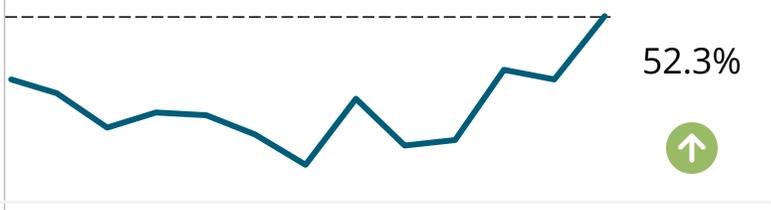
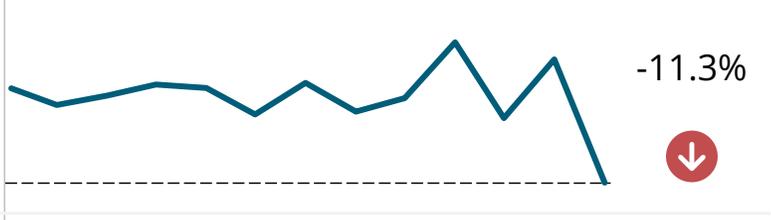
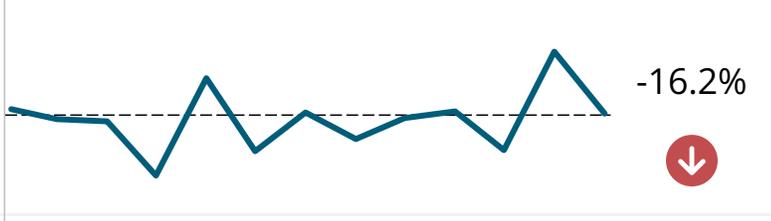
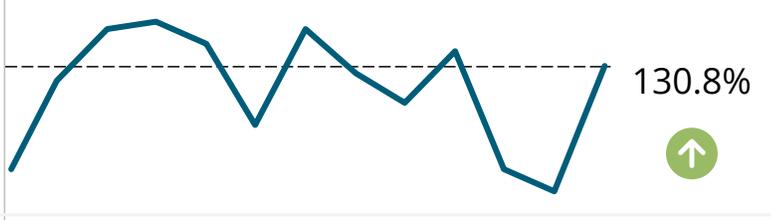
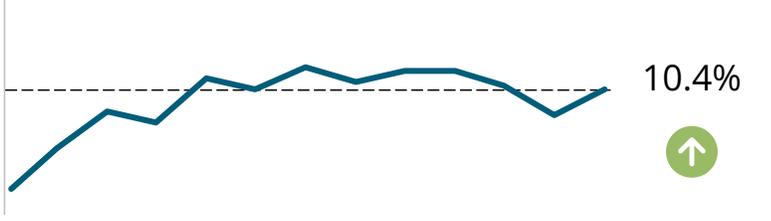
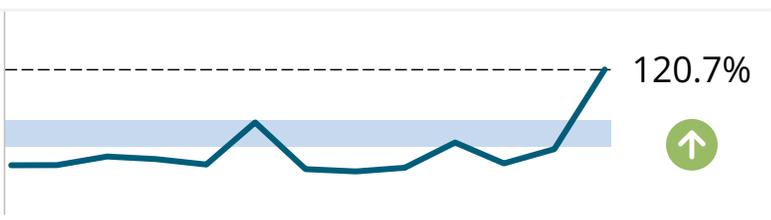
Vance x ▾

Henderson x ▾

Compared to January 2025

Compared to December 2025

January 2026 ▾

 <p>18.6% ↑</p>	 <p>4.1% ↑</p>	<p>Median Sales Price</p> <p>\$255,000</p>
 <p>-46.2% ↓</p>	 <p>-50.0% ↓</p>	<p>Closed Sales</p> <p>7</p>
 <p>52.3% ↑</p>	 <p>52.3% ↑</p>	<p>Median Days on Market</p> <p>67</p>
 <p>-8.9% ↓</p>	 <p>-11.3% ↓</p>	<p>List Price Received</p> <p>87.6%</p>
 <p>-1.4% ↓</p>	 <p>-16.2% ↓</p>	<p>Median Sold \$/SqFt</p> <p>\$145</p>
 <p>87.5% ↑</p>	 <p>130.8% ↑</p>	<p>New Listings</p> <p>30</p>
 <p>57.4% ↑</p>	 <p>10.4% ↑</p>	<p>Active Inventory</p> <p>74</p>
 <p>192.2% ↑</p>	 <p>120.7% ↑</p>	<p>Months Supply of Inventory</p> <p>10.6</p>

January 2026 Market Review

Single Family Residence, Condominiu x ▾

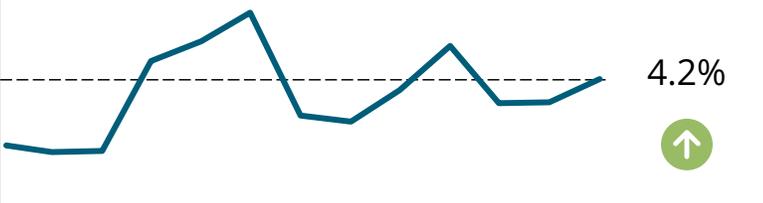
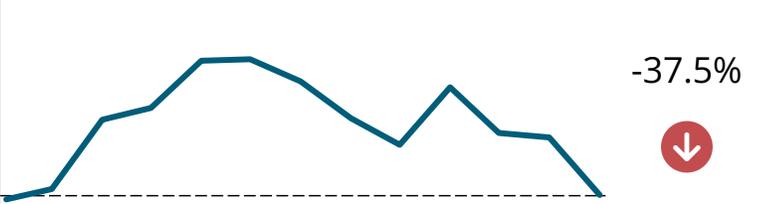
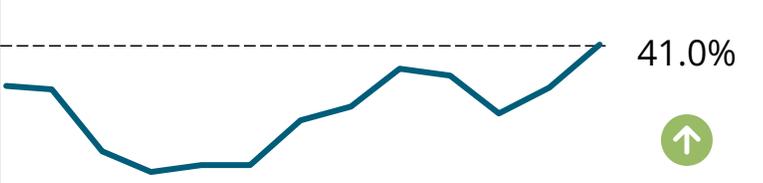
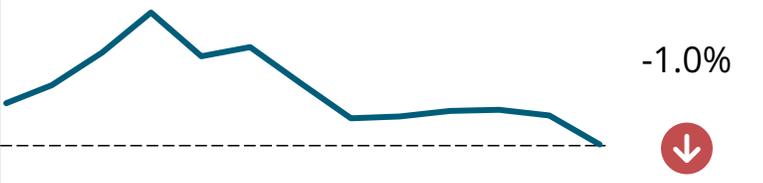
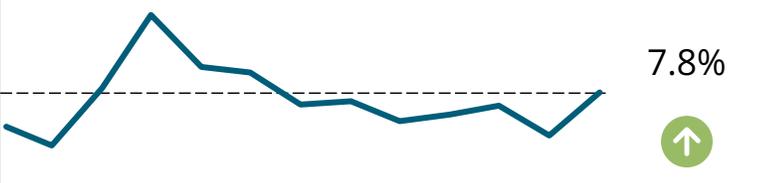
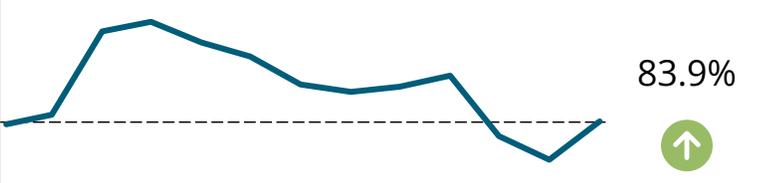
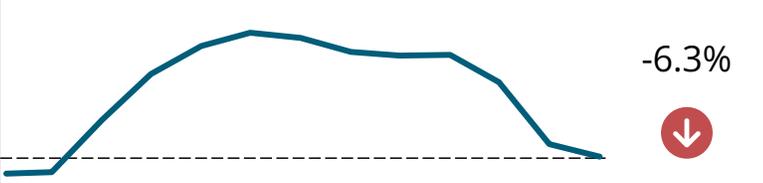
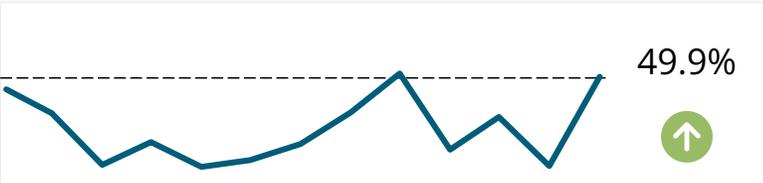
Orange x ▾

10 Cities selected x ▾

Compared to January 2025

Compared to December 2025

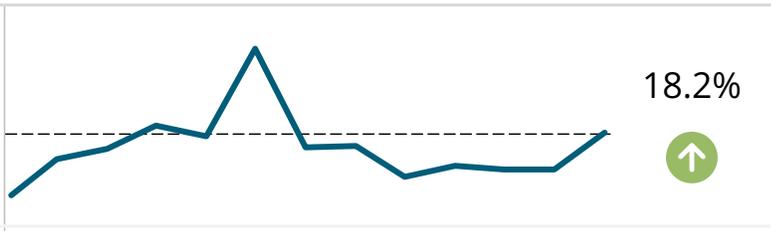
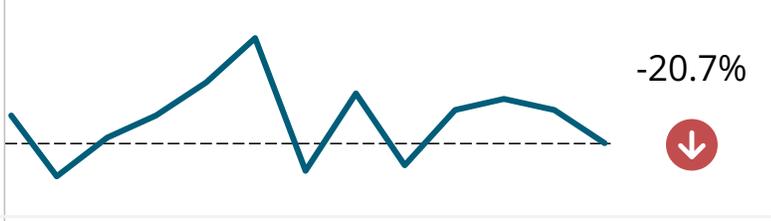
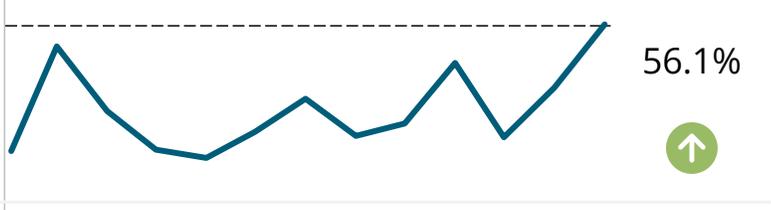
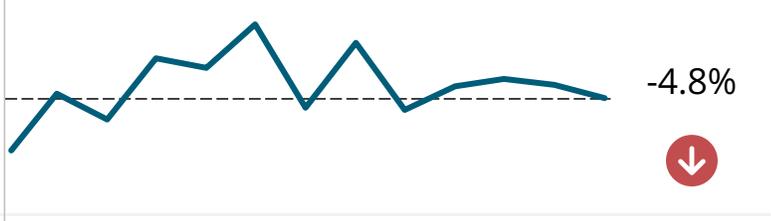
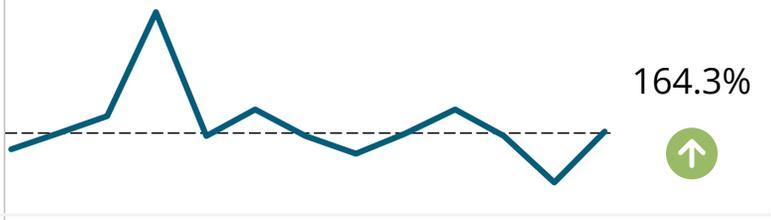
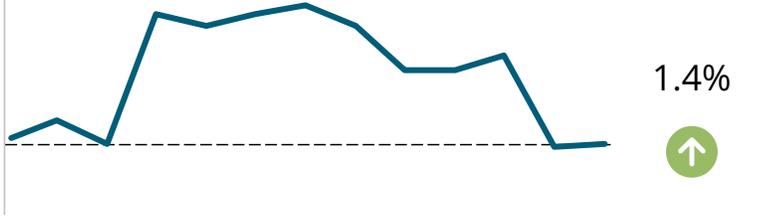
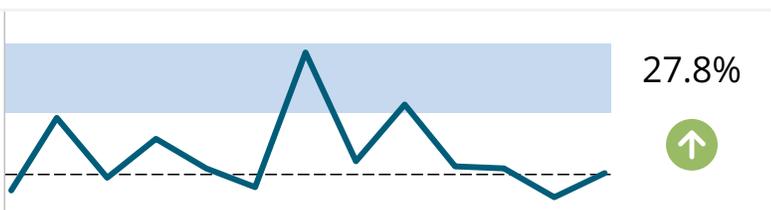
January 2026 ▾

	13.0% ↑		4.2% ↑	Median Sales Price \$520,000
	4.8% ↑		-37.5% ↓	Closed Sales 65
	38.7% ↑		41.0% ↑	Median Days on Market 43
	-1.4% ↓		-1.0% ↓	List Price Received 97.0%
	6.1% ↑		7.8% ↑	Median Sold \$/SqFt \$271
	3.6% ↑		83.9% ↑	New Listings 114
	10.0% ↑		-6.3% ↓	Active Inventory 253
	4.9% ↑		49.9% ↑	Months Supply of Inventory 3.9

January 2026 Market Review

Single Family Residence, Condominiu x ▾ Person x ▾ 6 Cities selected x ▾

Compared to January 2025 Compared to December 2025 January 2026 ▾

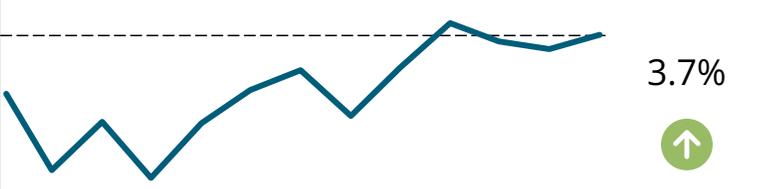
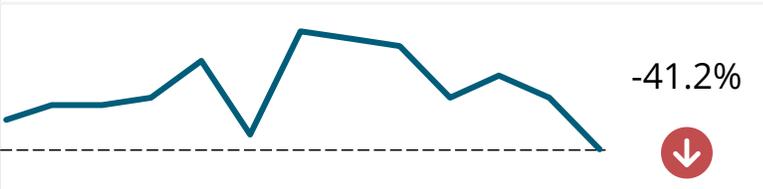
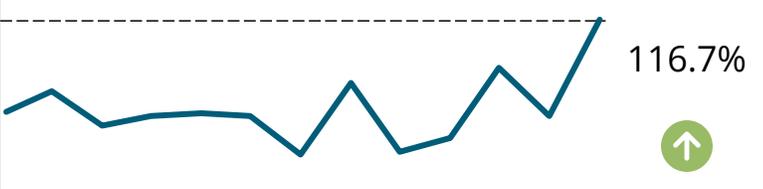
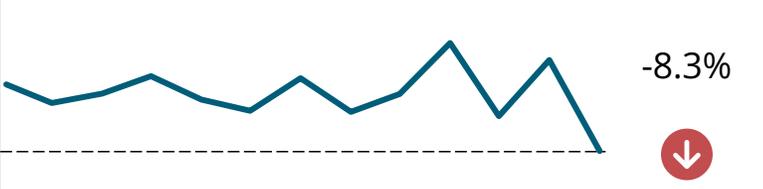
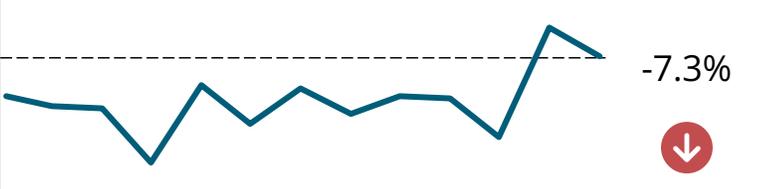
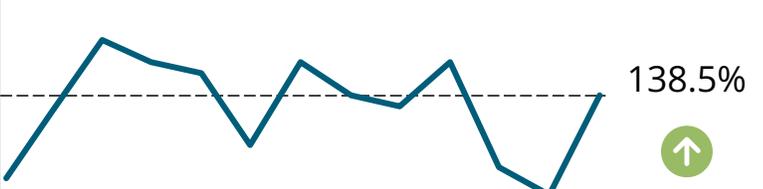
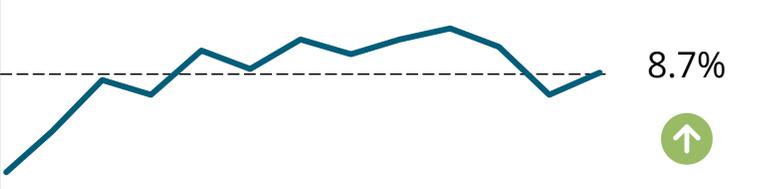
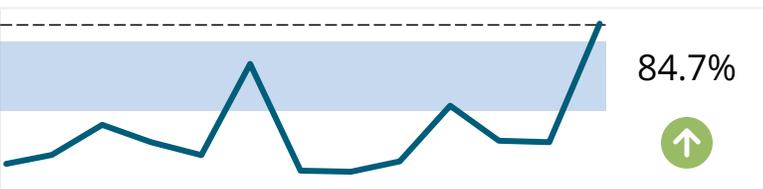
 <p>35.4% ↑</p>	 <p>18.2% ↑</p>	<p>Median Sales Price</p> <h2>\$325,000</h2>
 <p>-17.9% ↓</p>	 <p>-20.7% ↓</p>	<p>Closed Sales</p> <h2>23</h2>
 <p>255.6% ↑</p>	 <p>56.1% ↑</p>	<p>Median Days on Market</p> <h2>64</h2>
 <p>-0.6% ↓</p>	 <p>0.2% ↑</p>	<p>List Price Received</p> <h2>97.2%</h2>
 <p>24.9% ↑</p>	 <p>-4.8% ↓</p>	<p>Median Sold \$/SqFt</p> <h2>\$178</h2>
 <p>27.6% ↑</p>	 <p>164.3% ↑</p>	<p>New Listings</p> <h2>37</h2>
 <p>-2.6% ↓</p>	 <p>1.4% ↑</p>	<p>Active Inventory</p> <h2>74</h2>
 <p>18.5% ↑</p>	 <p>27.8% ↑</p>	<p>Months Supply of Inventory</p> <h2>3.2</h2>

January 2026 Market Review

Single Family Residence, Condominiu x ▾

Vance x ▾

6 Cities selected x ▾

Compared to January 2025		Compared to December 2025		January 2026 ▾
	17.4% ↑		3.7% ↑	Median Sales Price \$270,000
	-28.6% ↓		-41.2% ↓	Closed Sales 10
	106.3% ↑		116.7% ↑	Median Days on Market 65
	-6.3% ↓		-8.3% ↓	List Price Received 90.3%
	12.2% ↑		-7.3% ↓	Median Sold \$/SqFt \$165
	93.8% ↑		138.5% ↑	New Listings 31
	56.3% ↑		8.7% ↑	Active Inventory 75
	118.7% ↑		84.7% ↑	Months Supply of Inventory 7.5

January 2026 Market Review

Single Family Residence, Condominiu × ▾

Warren × ▾

7 Cities selected × ▾

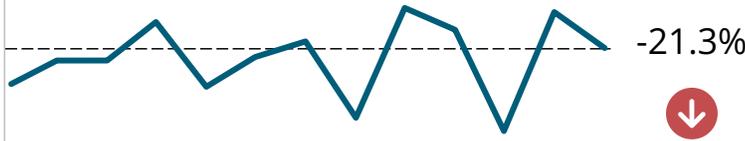
Compared to January 2025

Compared to December 2025

January 2026 ▾



37.1%



-21.3%

Median Sales Price

\$240,000



500.0%



-14.3%

Closed Sales

6



76.5%



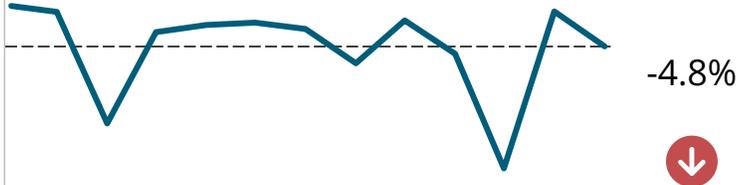
429.5%

Median Days on Market

117



-5.6%



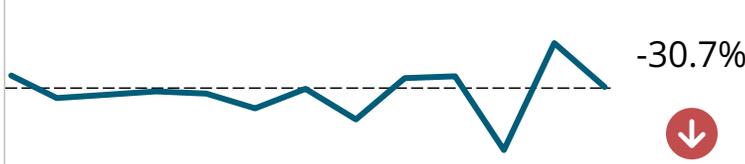
-4.8%

List Price Received

93.1%



-10.3%



-30.7%

Median Sold \$/SqFt

\$135



116.7%



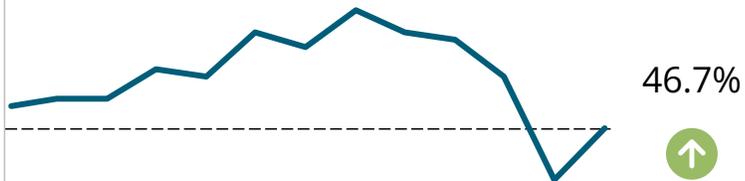
160.0%

New Listings

13



-12.0%



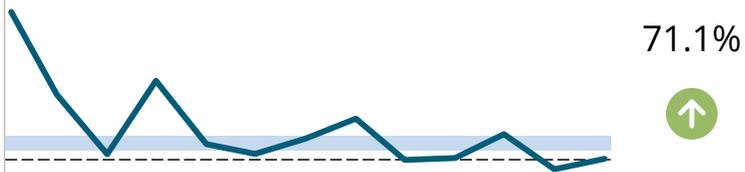
46.7%

Active Inventory

22



-85.2%



71.1%

Months Supply of Inventory

3.7