

Market Statistics

February 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

\$ 393,250  -4.1%

488   4.7%
Closed Sales

Median Days on Market

 **56**  60.0%

Active Inventory

 19.8%



Median Sold \$/SqFt

 -6.7%  **\$208**

Home Affordability



34.8%  **93.0**

1,988



New Listings

978  20.4%

Market Statistics

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Compare to Same Month Prior Year Prior Month

3 Property Types selected

Durham

6 Cities selected

Median Sales Price

\$ 382,230 ↓ -10.1%

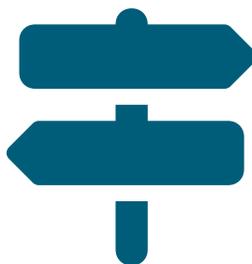
261 ↓ -1.1%
Closed Sales

Median Days on Market

52 ↑ 65.1%

Active Inventory

↑ 21.0%



984

Median Sold \$/SqFt

↓ -9.8%
\$208

Home Affordability



↑ 53.6%
106.0



New Listings

530 ↑ 17.0%

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3 Property Types selected

Durham

Durham

Median Sales Price

\$ 377,500  -11.6%

247   2.9%
Closed Sales

Median Days on Market

 48  41.2%

Active Inventory

 20.0%



924

Median Sold \$/SqFt 

-9.7%  \$209

Home Affordability 

55.1%  107.0



New Listings

500  19.0%

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3 Property Types selected

Franklin

7 Cities selected

Median Sales Price

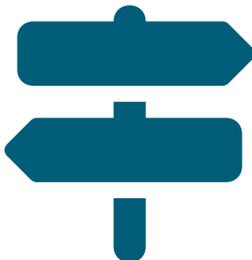
\$ 400,000  -2.4%

96   35.2%
Closed Sales

Median Days on Market

 65  26.5%

Active Inventory

 16.2%


Median Sold \$/SqFt


-4.7%  \$192

Home Affordability



39.3%  78.0



New Listings

152  25.6%

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3 Property Types selected 

Granville 

10 Cities selected 

Median Sales Price

\$ 368,500  -1.7%

32

Closed Sales

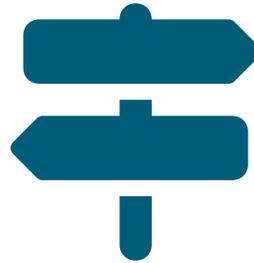
  18.5%

Median Days on Market

 **46**  1.1%

Active Inventory

 11.5%



126

Median Sold \$/SqFt

3.5%  **\$205** 

Home Affordability 

23.4%  **76.5**



New Listings

49  11.4%

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3 Property Types selected 

Orange 

10 Cities selected 

Median Sales Price

\$ 505,000  11.2%

69

Closed Sales



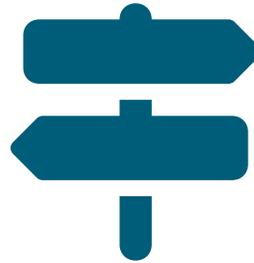
 0.0%

Median Days on Market

 **44**  46.7%

Active Inventory

 24.1%



Median Sold \$/SqFt

0.0%  **\$247** 

Home Affordability 

8.5%  **89.0**

288



New Listings

168  36.6%

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Compare to Same Month Prior Year Prior Month

3 Property Types selected

Person

6 Cities selected

Median Sales Price

\$ 387,500 34.1%

20 17.6%
Closed Sales

Median Days on Market

78 39.3%

Active Inventory

11.0%



91

Median Sold \$/SqFt

10.2% \$200

Home Affordability

-6.3% 74.0



New Listings

42 16.7%

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3 Property Types selected

Vance

6 Cities selected

Median Sales Price

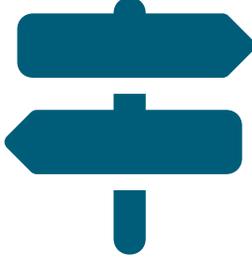
\$ 167,500  -6.0%

7   -56.3%
Closed Sales

Median Days on Market

 54  38.5%

Active Inventory

 50.8%


Median Sold \$/SqFt 

-19.3%  \$1115

Home Affordability 

18.1%  114.0

89



New Listings

36  28.6%

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3 Property Types selected 

Vance 

Henderson 

Median Sales Price

\$ 167,500  -6.0%

7

Closed Sales

  -56.3%

Median Days on Market

 **54**  38.5%

Active Inventory

 46.6%



85

Median Sold \$/SqFt

  -19.3% **\$1115**

Home Affordability 

 18.1% **114.0**



New Listings

34  21.4%

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3 Property Types selected

Warren

7 Cities selected

Median Sales Price

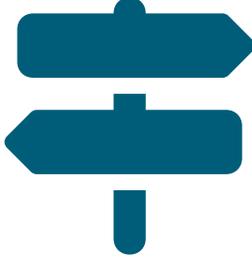
\$ 171,000  -21.4%

3   50.0%
Closed Sales

Median Days on Market

 73  9.8%

Active Inventory

 -15.4%


Median Sold \$/SqFt 

57.3%  \$1888

Home Affordability 

29.3%  106.0



New Listings

1

 -85.7%