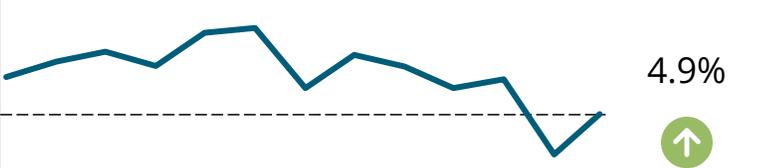


# February 2026 Market Review

Single Family Residence, Condominiu x ▾

7 Counties selected x ▾

46 Cities selected x ▾

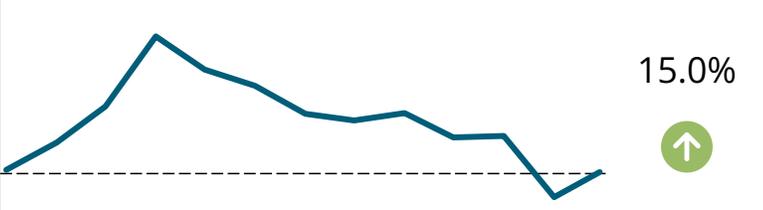
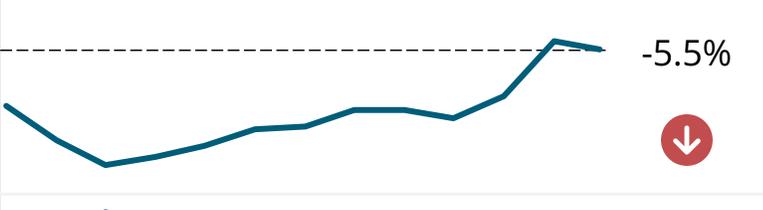
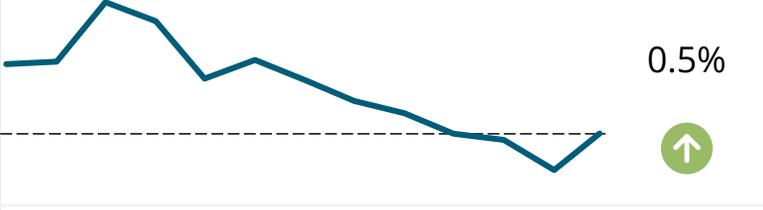
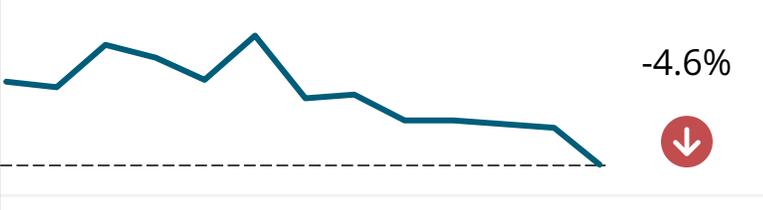
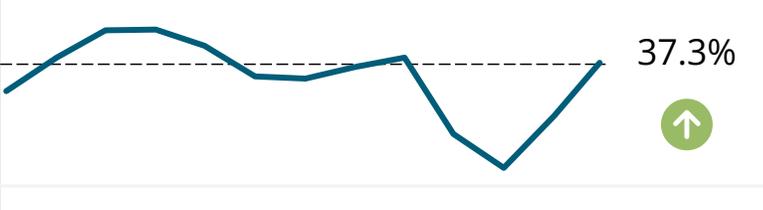
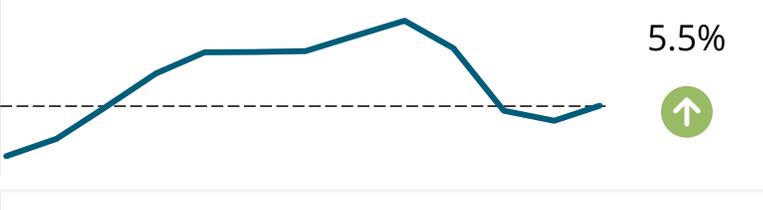
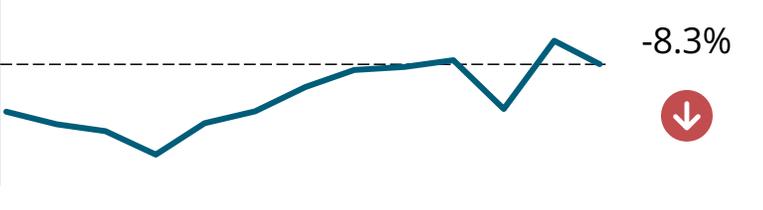
Compared to February 2025		Compared to January 2026		February 2026 ▾
 -4.1% 		4.9% 	Median Sales Price <b>\$393,250</b>	
 4.7% 		14.8% 	Closed Sales <b>488</b>	
 60.0% 		-1.8% 	Median Days on Market <b>56</b>	
 -0.5% 		0.8% 	List Price Received <b>98.2%</b>	
 -6.7% 		-4.8% 	Median Sold \$/SqFt <b>\$208</b>	
 20.4% 		29.4% 	New Listings <b>978</b>	
 19.8% 		6.7% 	Active Inventory <b>1,988</b>	
 14.4% 		-7.1% 	Months Supply of Inventory <b>4.1</b>	

# February 2026 Market Review

Single Family Residence, Condominiu x ▾

Durham x ▾

6 Cities selected x ▾

	Compared to February 2025	Compared to January 2026	February 2026 ▾
 -10.1% 		1.9% 	Median Sales Price <b>\$382,230</b>
 -1.1% 		15.0% 	Closed Sales <b>261</b>
 65.1% 		-5.5% 	Median Days on Market <b>52</b>
 -1.0% 		0.5% 	List Price Received <b>98.0%</b>
 -9.8% 		-4.6% 	Median Sold \$/SqFt <b>\$208</b>
 17.0% 		37.3% 	New Listings <b>530</b>
 21.0% 		5.5% 	Active Inventory <b>984</b>
 22.4% 		-8.3% 	Months Supply of Inventory <b>3.8</b>

# February 2026 Market Review

Single Family Residence, Condominiu x ▾

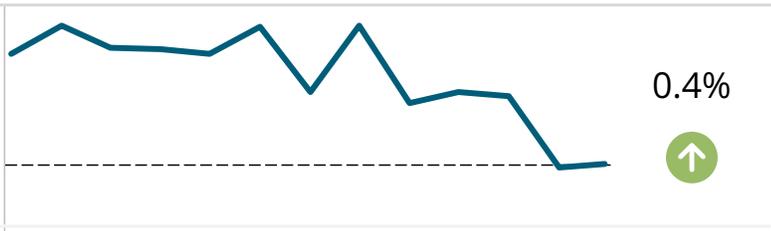
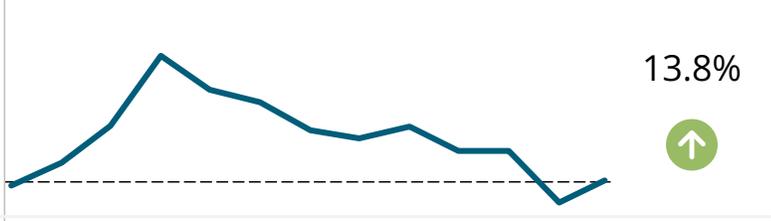
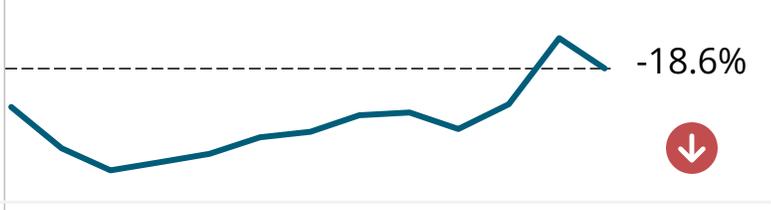
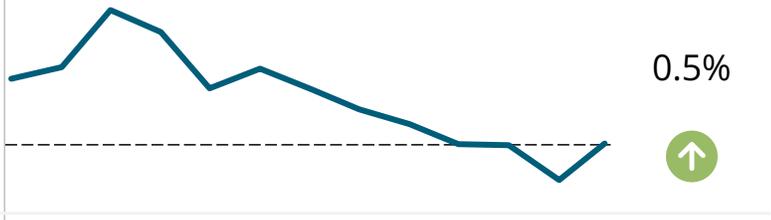
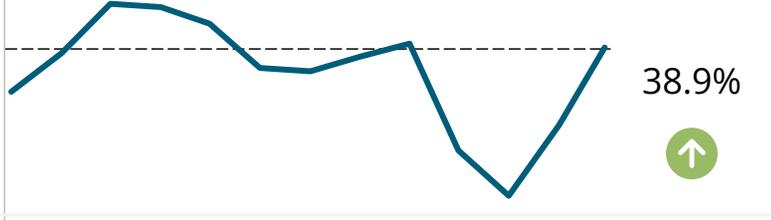
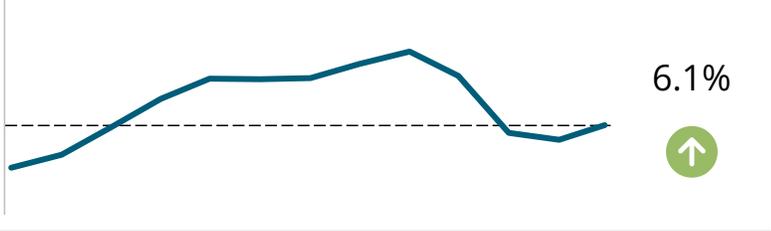
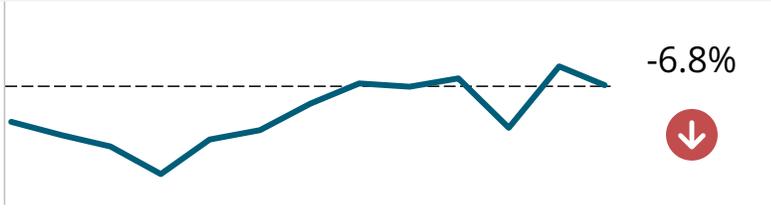
Durham x ▾

Durham x ▾

Compared to February 2025

Compared to January 2026

February 2026 ▾

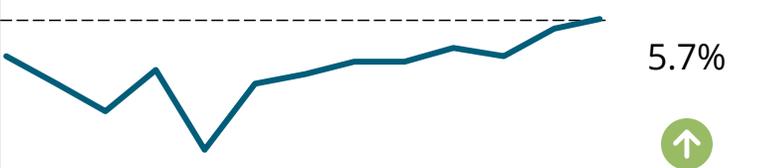
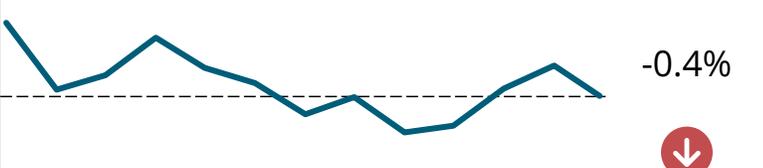
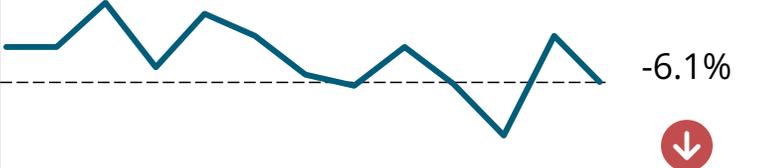
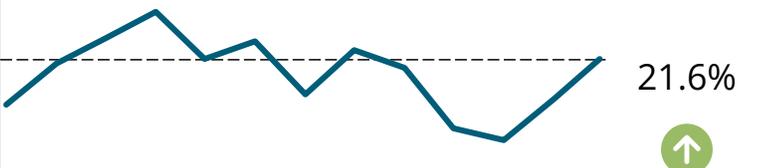
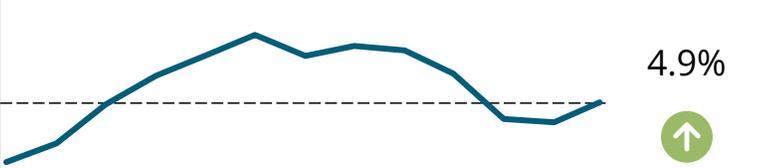
 <p>-11.6% ↓</p>	 <p>0.4% ↑</p>	<p>Median Sales Price</p> <p><b>\$377,500</b></p>
 <p>2.9% ↑</p>	 <p>13.8% ↑</p>	<p>Closed Sales</p> <p><b>247</b></p>
 <p>41.2% ↑</p>	 <p>-18.6% ↓</p>	<p>Median Days on Market</p> <p><b>48</b></p>
 <p>-0.9% ↓</p>	 <p>0.5% ↑</p>	<p>List Price Received</p> <p><b>97.9%</b></p>
 <p>-9.7% ↓</p>	 <p>-4.1% ↓</p>	<p>Median Sold \$/SqFt</p> <p><b>\$209</b></p>
 <p>19.0% ↑</p>	 <p>38.9% ↑</p>	<p>New Listings</p> <p><b>500</b></p>
 <p>20.0% ↑</p>	 <p>6.1% ↑</p>	<p>Active Inventory</p> <p><b>924</b></p>
 <p>16.6% ↑</p>	 <p>-6.8% ↓</p>	<p>Months Supply of Inventory</p> <p><b>3.7</b></p>

# February 2026 Market Review

Single Family Residence, Condominiu x ▾

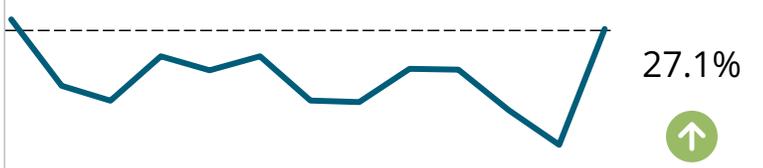
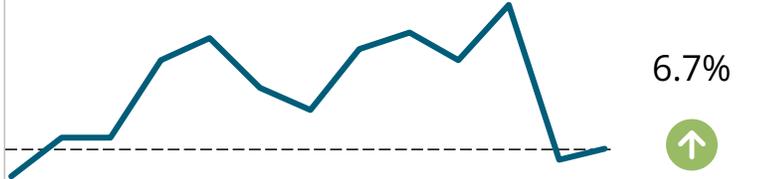
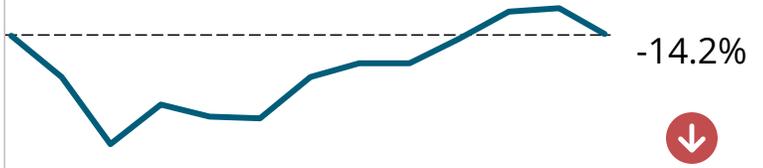
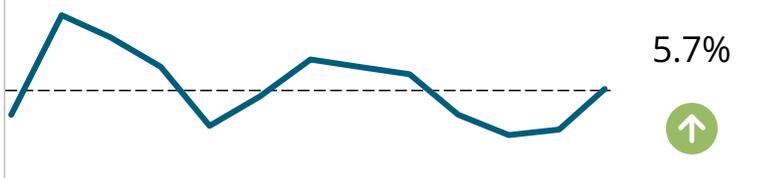
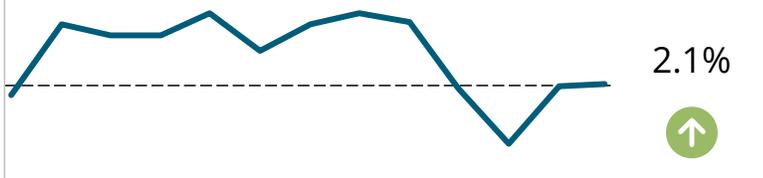
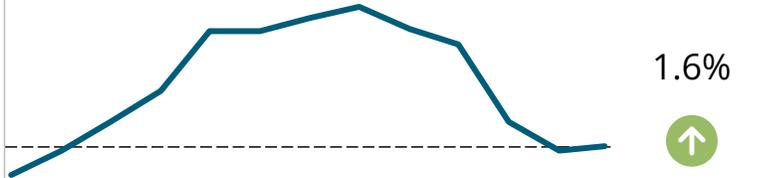
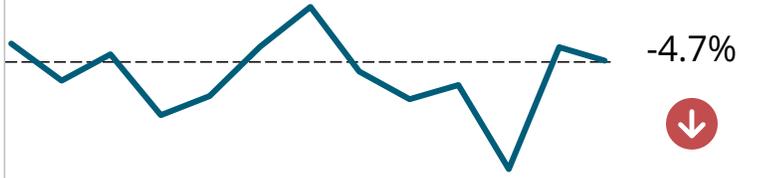
Franklin x ▾

7 Cities selected x ▾

Compared to February 2025		Compared to January 2026		February 2026 ▾
 -2.4% 		6.4% 	Median Sales Price <b>\$400,000</b>	
 35.2% 		50.0% 	Closed Sales <b>96</b>	
 26.5% 		5.7% 	Median Days on Market <b>65</b>	
 -1.0% 		-0.4% 	List Price Received <b>98.5%</b>	
 -4.7% 		-6.1% 	Median Sold \$/SqFt <b>\$192</b>	
 25.6% 		21.6% 	New Listings <b>152</b>	
 16.2% 		4.9% 	Active Inventory <b>388</b>	
 -14.1% 		-30.1% 	Months Supply of Inventory <b>4.0</b>	

# February 2026 Market Review

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

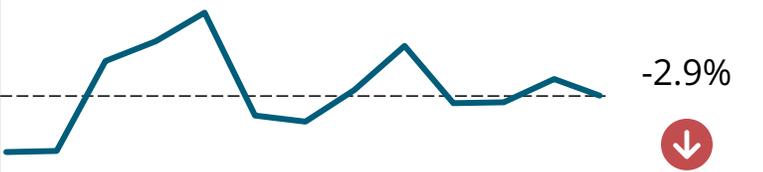
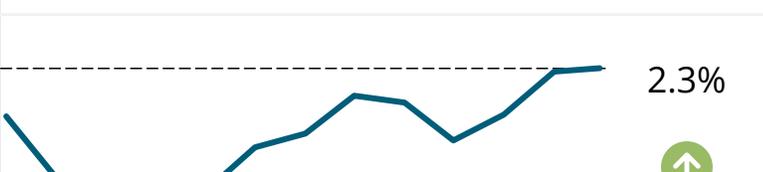
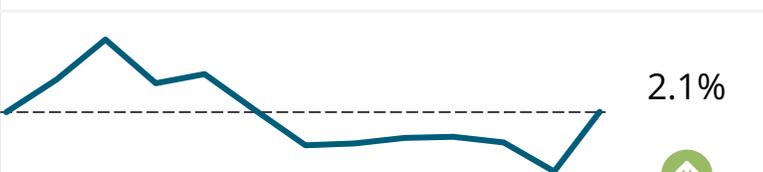
Compared to February 2025		Compared to January 2026		February 2026 ▾
	-1.7% 		27.1% 	Median Sales Price <b>\$368,500</b>
	18.5% 		6.7% 	Closed Sales <b>32</b>
	1.1% 		-14.2% 	Median Days on Market <b>46</b>
	0.4% 		0.8% 	List Price Received <b>98.8%</b>
	3.5% 		5.7% 	Median Sold \$/SqFt <b>\$205</b>
	11.4% 		2.1% 	New Listings <b>49</b>
	11.5% 		1.6% 	Active Inventory <b>126</b>
	-5.9% 		-4.7% 	Months Supply of Inventory <b>3.9</b>

# February 2026 Market Review

Single Family Residence, Condominiu x ▾

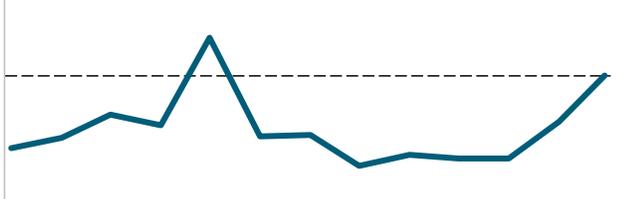
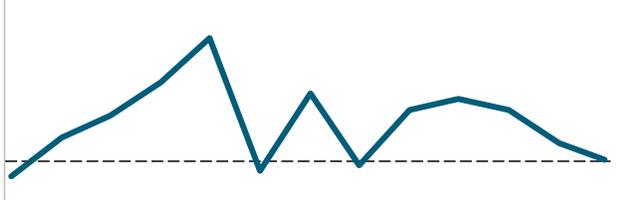
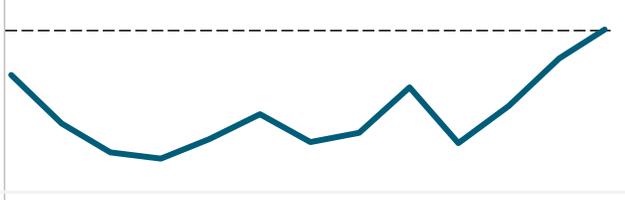
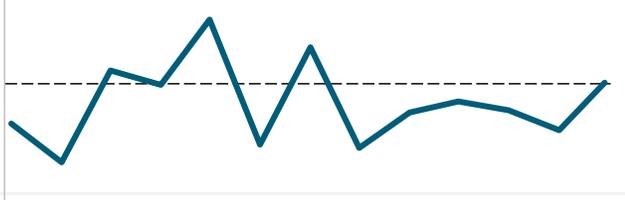
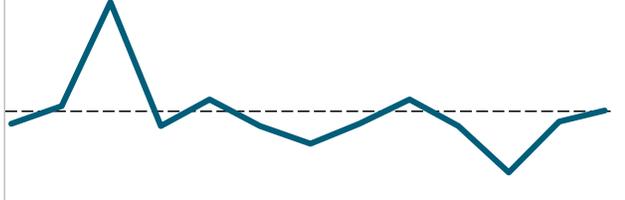
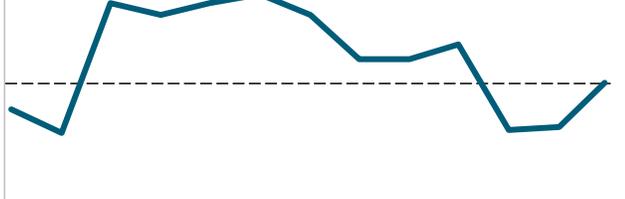
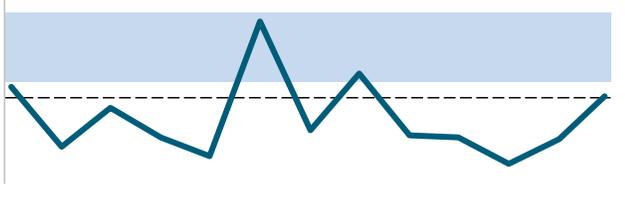
Orange x ▾

10 Cities selected x ▾

	Compared to February 2025	Compared to January 2026	February 2026 ▾
 11.2% 		-2.9% 	Median Sales Price <b>\$505,000</b>
 0.0% 		6.2% 	Closed Sales <b>69</b>
 46.7% 		2.3% 	Median Days on Market <b>44</b>
 0.0% 		2.1% 	List Price Received <b>99.0%</b>
 0.0% 		-8.9% 	Median Sold \$/SqFt <b>\$247</b>
 36.6% 		44.8% 	New Listings <b>168</b>
 24.1% 		12.1% 	Active Inventory <b>288</b>
 24.1% 		5.6% 	Months Supply of Inventory <b>4.2</b>

# February 2026 Market Review

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

Compared to February 2025		Compared to January 2026		February 2026 ▾
	34.1% 		19.2% 	Median Sales Price <b>\$387,500</b>
	17.6% 		-13.0% 	Closed Sales <b>20</b>
	39.3% 		21.9% 	Median Days on Market <b>78</b>
	1.5% 		1.3% 	List Price Received <b>98.5%</b>
	10.2% 		12.1% 	Median Sold \$/SqFt <b>\$200</b>
	16.7% 		13.5% 	New Listings <b>42</b>
	11.0% 		19.7% 	Active Inventory <b>91</b>
	-5.7% 		37.7% 	Months Supply of Inventory <b>4.5</b>

# February 2026 Market Review

Single Family Residence, Condominiu x ▾

Vance x ▾

6 Cities selected x ▾

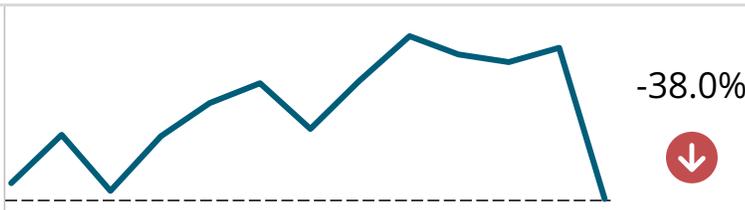
Compared to February 2025

Compared to January 2026

February 2026 ▾



-6.0%



-38.0%

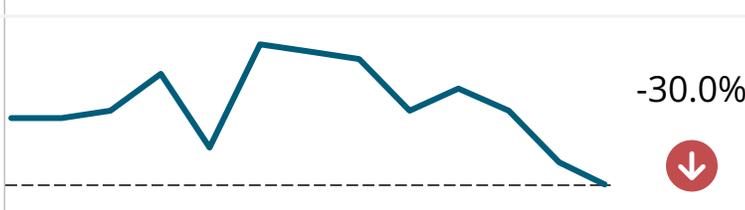


Median Sales Price

**\$167,500**



-56.3%



-30.0%



Closed Sales

**7**



38.5%



-16.9%

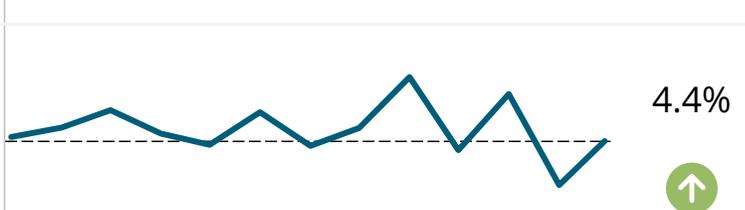


Median Days on Market

**54**



-0.4%



4.4%



List Price Received

**94.3%**



-19.3%



-30.3%

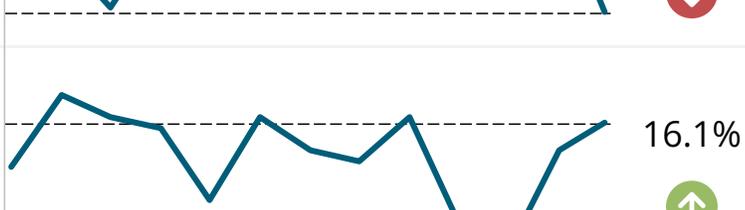


Median Sold \$/SqFt

**\$115**



28.6%



16.1%



New Listings

**36**



50.8%



11.3%



Active Inventory

**89**



244.5%



58.9%



Months Supply of Inventory

**12.7**

# February 2026 Market Review

Single Family Residence, Condominiu x ▾

Vance x ▾

Henderson x ▾

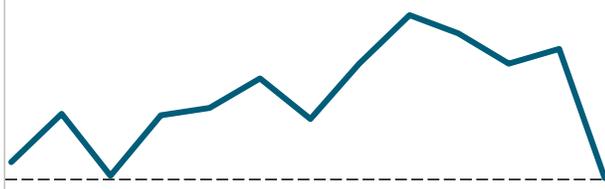
Compared to February 2025

Compared to January 2026

February 2026 ▾



-6.0%



-34.3%

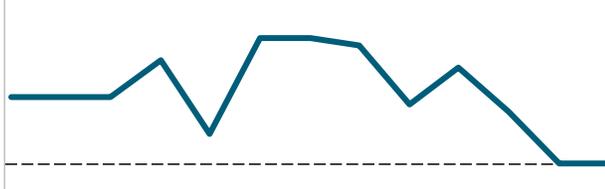


Median Sales Price

**\$167,500**



-56.3%



0.0%

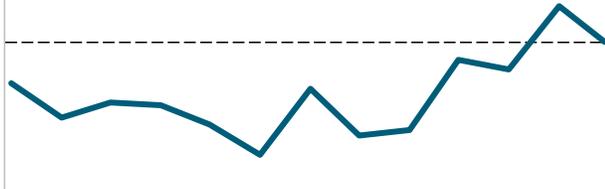


Closed Sales

**7**



38.5%



-19.4%



Median Days on Market

**54**



-0.4%



7.6%

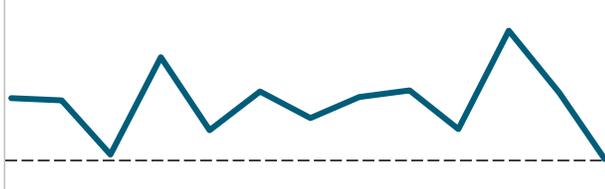


List Price Received

**94.3%**



-19.3%



-20.7%

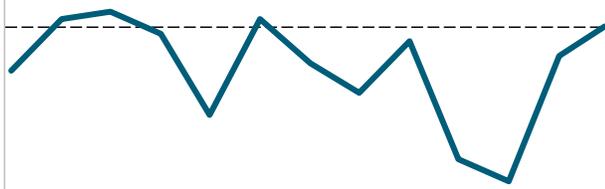


Median Sold \$/SqFt

**\$115**



21.4%



13.3%

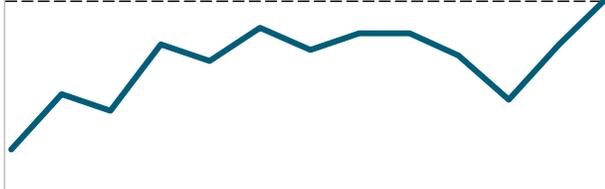


New Listings

**34**



46.6%



10.4%

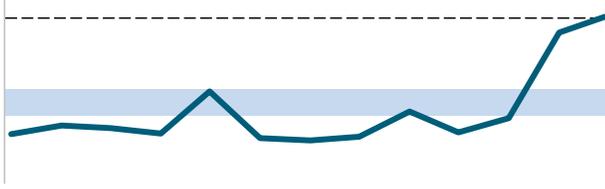


Active Inventory

**85**



234.7%



10.4%



Months Supply of Inventory

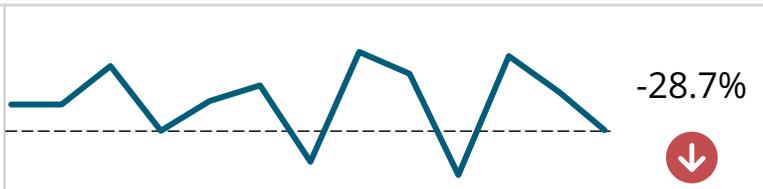
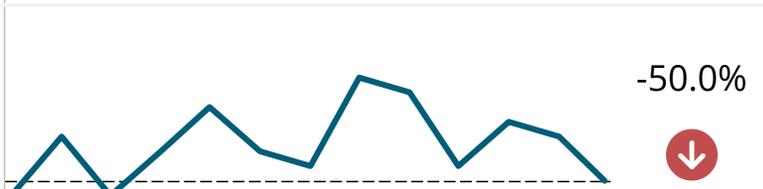
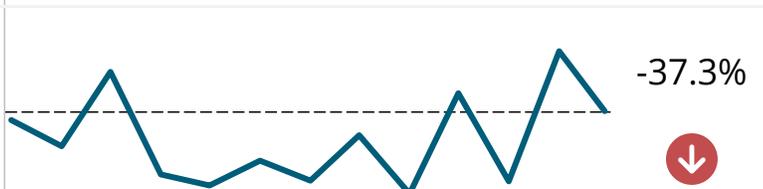
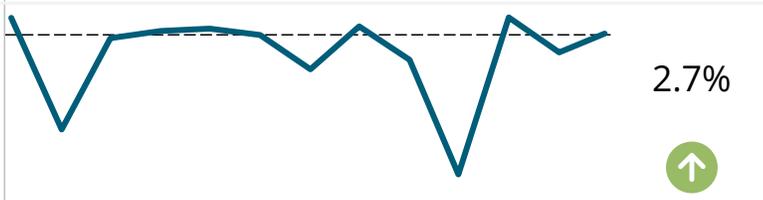
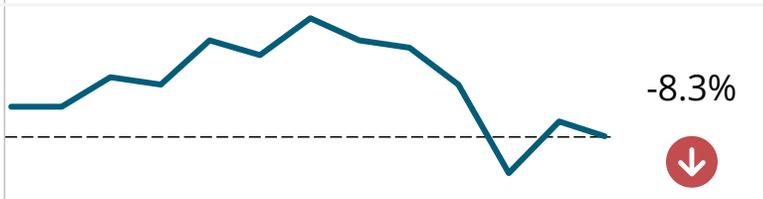
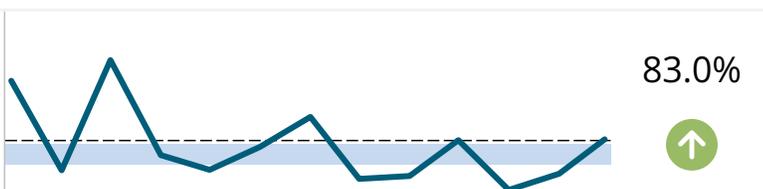
**12.1**

# February 2026 Market Review

Single Family Residence, Condominiu x ▾

Warren x ▾

7 Cities selected x ▾

Compared to February 2025		Compared to January 2026		February 2026 ▾
	-21.4% 		-28.7% 	Median Sales Price <b>\$171,000</b>
	50.0% 		-50.0% 	Closed Sales <b>3</b>
	9.8% 		-37.3% 	Median Days on Market <b>73</b>
	-2.2% 		2.7% 	List Price Received <b>95.7%</b>
	57.3% 		39.8% 	Median Sold \$/SqFt <b>\$188</b>
	-85.7% 		-92.3% 	New Listings <b>1</b>
	-15.4% 		-8.3% 	Active Inventory <b>22</b>
	-43.5% 		83.0% 	Months Supply of Inventory <b>7.3</b>