

Market Statistics

March 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

\$ 409,800  -1.7%

647   7.5%
Closed Sales

Median Days on Market

 29  31.8%

Active Inventory

 22.2%



Median Sold \$/SqFt 

-2.7%  \$218

Home Affordability 

30.9%  89

2,227



New Listings

1,305  19.1%

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Compare to Same Month Prior Year Prior Month


3 Property Types selected

Durham

Durham

Median Sales Price

\$ 410,000  -6.8%

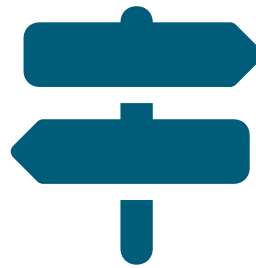
343   26.6%
Closed Sales

Median Days on Market

 33  73.7%

Active Inventory

 25.9%



Median Sold \$/SqFt 

-4.3%  \$220


Home Affordability 

42.6%  97

1,027



New Listings

659  34.5%

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3 Property Types selected

Durham

6 Cities selected

Median Sales Price

\$ 415,000  -4.6%

365   21.3%
Closed Sales

Median Days on Market

 32  68.4%

Active Inventory

 25.0%



Median Sold \$/SqFt 


-3.9%  \$220

Home Affordability 

41.2%  96



New Listings

691  27.0%

1,089

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3 Property Types selected

Franklin

7 Cities selected

Median Sales Price

\$ 400,408  -1.1%

98   -6.7%
Closed Sales

Median Days on Market

 49  18.3%

Active Inventory

 15.9%


Median Sold \$/SqFt 

3.7%  \$209


Home Affordability 

32.8%  77

408



New Listings

160  7.4%

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3 Property Types selected

Granville

10 Cities selected

Median Sales Price

\$ 335,900

↑
1.8%

31

Closed Sales



↓
-8.8%

Median Days on Market



82

↑
148.5%

Active Inventory

↑ 17.7%



146

Median Sold \$/SqFt



-14.7%



\$192

Home Affordability



15.3%



83



New Listings

76



0.0%

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3 Property Types selected

Orange

10 Cities selected

Median Sales Price

\$ 505,000  11.0%

110   -5.2%
Closed Sales

Median Days on Market

 11  -12.5%

Active Inventory

 19.5%



362

Median Sold \$/SqFt 


-5.9%  \$257

Home Affordability 

4.8%  87.5



New Listings

287  21.6%

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Compare to Same Month Prior Year Prior Month

3 Property Types selected

Person

6 Cities selected

Median Sales Price

\$ 325,000  7.3%

17   -29.2%
Closed Sales

Median Days on Market

 14  -56.9%

Active Inventory

 29.7%


Median Sold \$/SqFt 

28.4%  \$210


Home Affordability 

3.9%  80.0

96



New Listings

54  22.7%

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3 Property Types selected

Vance

6 Cities selected

Median Sales Price

\$ 171,950 -18.5%

22 37.5%
Closed Sales

Median Days on Market

20 -24.5%

Active Inventory

34.2%

Median Sold \$/SqFt

-10.6% \$127

Home Affordability

33.3% 110.0

98



New Listings

29

-29.3%

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3 Property Types selected

Vance

Henderson


Median Sales Price

\$ 169,900  -19.5%

21

Closed Sales



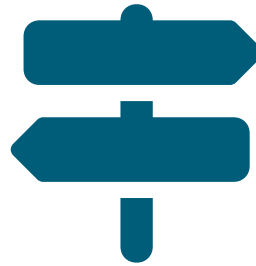
 31.3%

Median Days on Market

 22  -17.0%

Active Inventory

 36.8%



93

Median Sold \$/SqFt

-13.8%  \$122 

Home Affordability



34.5%  111.0



New Listings

26

 -25.7%

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3 Property Types selected

Warren

7 Cities selected

Median Sales Price

\$ 252,500  16.1%

4

Closed Sales



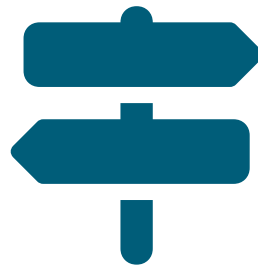
 -33.3%

Median Days on Market

 57  18.9%

Active Inventory

 7.7%



28

Median Sold \$/SqFt

33.9%  \$1666 

Home Affordability



22.0%  102.5



New Listings

8

 33.3%