

Market Statistics

May 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

\$ 425,000  2.4%

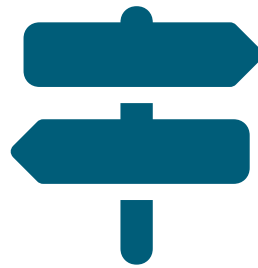
853   5.0%
Closed Sales

Median Days on Market

 19  35.7%

Active Inventory

 11.9%



2,552

Median Sold \$/SqFt

-4.3%  \$225 

Home Affordability 

25.8%  83.0



New Listings

1,198  2.0%

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3 Property Types selected

Durham

Durham

Median Sales Price

\$ 422,915  -1.5%

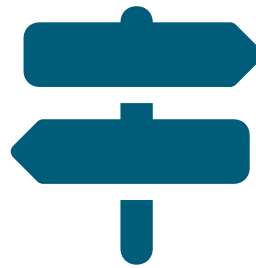
448   7.7%
Closed Sales

Median Days on Market

 20  42.9%

Active Inventory

 14.7%



Median Sold \$/SqFt 

-5.5%  \$2224

Home Affordability 

34.3%  92.0

1,165



New Listings

580  1.4%

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3 Property Types selected

Durham

6 Cities selected

Median Sales Price

\$ 429,995  -0.0%

486   9.2%
Closed Sales

Median Days on Market

 19  46.2%

Active Inventory

 14.2%



Median Sold \$/SqFt 

-4.6%  \$2226

Home Affordability 

32.4%  90.0

1,245



New Listings

629  1.6%

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3 Property Types selected

Franklin

7 Cities selected

Median Sales Price

\$ 396,214  0.4%

104   2.0%
Closed Sales

Median Days on Market

 34  -27.2%

Active Inventory

 4.1%



430

Median Sold \$/SqFt


2.3%  
\$200

Home Affordability 

31.0%  76.0



New Listings

185  0.5%

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3 Property Types selected

Granville

10 Cities selected

Median Sales Price

\$ 369,500 ↑ 5.6%

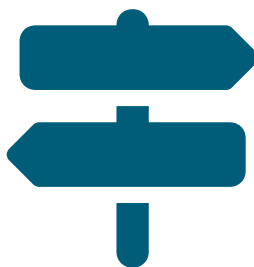
43 ↓ -10.4%
Closed Sales

Median Days on Market

30 ↑ 20.0%

Active Inventory

↑ 4.6%



158

Median Sold \$/SqFt

↓ -4.7%
\$201

Home Affordability



↑ 9.0%
73.0



New Listings

63 ↓ -11.3%

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3 Property Types selected

Orange

10 Cities selected

Median Sales Price

\$ 590,000  6.5%

163   4.5%
Closed Sales

Median Days on Market

 11  37.5%

Active Inventory

 16.2%



Median Sold \$/SqFt 

-0.2%  \$282

Home Affordability 

8.1%  73.0



New Listings

226

 2.7%

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3 Property Types selected

Person

6 Cities selected

Median Sales Price

\$ 315,000  -1.6%

33   -2.9%
Closed Sales

Median Days on Market

 11  -29.0%

Active Inventory

 12.3%



Median Sold \$/SqFt

 -2.8%  \$193

Home Affordability



7.3%  81.0

128



New Listings

53  51.4%

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3 Property Types selected

Vance

6 Cities selected


Median Sales Price

\$ 240,000  14.3%

21

Closed Sales



 -4.5%

Median Days on Market

 26  -16.1%

Active Inventory

 14.8%



93

Median Sold \$/SqFt

-1.3%  \$150 

Home Affordability



-4.9%  77.0



New Listings

34

 -2.9%

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3 Property Types selected

Vance

Henderson

Median Sales Price

\$ 239,500  14.0%

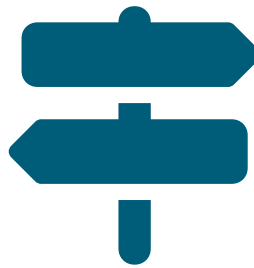
20   -4.8%
Closed Sales

Median Days on Market

 30  -3.2%

Active Inventory

 14.3%



88

Median Sold \$/SqFt

-5.0%  \$153 

Home Affordability 

-4.9%  77.0



New Listings

33

 0.0%

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Warren

7 Cities selected


Median Sales Price

\$ 212,500  25.0%

3

Closed Sales



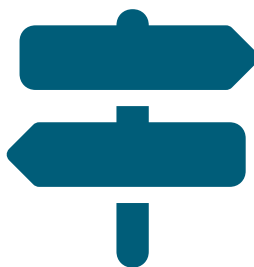
 -40.0%

Median Days on Market

 **18**  -33.3%

Active Inventory

 6.9%



31

Median Sold \$/SqFt

64.1%  **\$206** 

Home Affordability



-21.9%  **82.0**



New Listings

8

 -20.0%