

Market Statistics

July 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

\$419,000  -2.9%

729   0.7%
Closed Sales

Median Days on Market

 25  0.0%

Active Inventory

 15.6%


Median Sold \$/SqFt

 -4.3%  \$220

Home Affordability



6.3%  85.0

2,826



New Listings

1,039  7.9%

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3 Property Types selected

Durham

Durham

Median Sales Price

\$ 405,500  -7.5%

358

Closed Sales



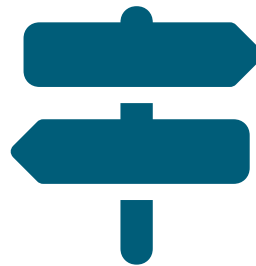
1.7%

Median Days on Market

 22  -4.3%

Active Inventory

 16.2%



Median Sold \$/SqFt

-8.6%



\$222 

Home Affordability



9.8%



95.0

1,268



New Listings

452



-2.4%

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3 Property Types selected

Durham

6 Cities selected

Median Sales Price

\$410,000  -6.8%

382   1.3%
Closed Sales

Median Days on Market

 22  -4.3%

Active Inventory

 16.6%


Median Sold \$/SqFt

 -8.6%  \$2222

Home Affordability



9.3%  94.0

1,361



New Listings

484  -1.8%

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3 Property Types selected

Franklin

7 Cities selected

Median Sales Price

\$ 406,896  -2.2%

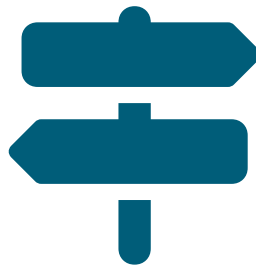
109   -3.5%
Closed Sales

Median Days on Market

 46  12.2%

Active Inventory

 6.0%



477

Median Sold \$/SqFt

-2.5%  \$199 

Home Affordability



4.2%  74.0



New Listings

186  13.4%

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3 Property Types selected

Granville

10 Cities selected

Median Sales Price

\$ 348,950  -0.3%

40

Closed Sales



 -7.0%

Median Days on Market

 14  -33.3%

Active Inventory

 8.5%



Median Sold \$/SqFt

-1.5%  \$200 

Home Affordability



2.0%  76.5

New Listings



71

 12.7%

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3 Property Types selected

Orange

10 Cities selected

Median Sales Price

\$587,337  20.6%

142

Closed Sales



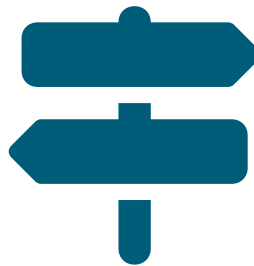
 0.0%

Median Days on Market

 25  16.7%

Active Inventory

 27.2%



524

Median Sold \$/SqFt

3.4%  \$275 

Home Affordability



-15.1%  73.0



New Listings

209  29.0%

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3 Property Types selected

Person

6 Cities selected

Median Sales Price

\$ 339,000  11.1%

33

Closed Sales

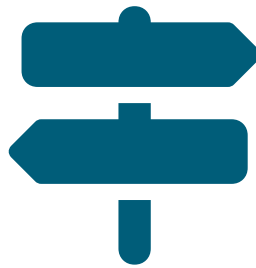
  83.3%

Median Days on Market

 23  -37.8%

Active Inventory

 9.0%



133

Median Sold \$/SqFt

17.2%  \$201 

Home Affordability



-9.2%  74.0



New Listings

42  20.0%

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3 Property Types selected

Vance

6 Cities selected

Median Sales Price

\$ 267,500  8.7%

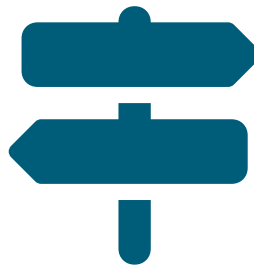
18   -30.8%
Closed Sales

Median Days on Market

 **9**  -43.8%

Active Inventory

 26.2%



106

Median Sold \$/SqFt

11.3%  **\$168** 

Home Affordability



0.0%  **73.0**



New Listings

33  -10.8%

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3 Property Types selected

Vance

Henderson

Median Sales Price

\$ 229,500  -2.3%

14   -41.7%
Closed Sales

Median Days on Market

 7  -46.2%

Active Inventory

 26.3%



101

Median Sold \$/SqFt

-3.4%  \$141 

Home Affordability



4.6%  80.0



New Listings

32

 -8.6%

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3 Property Types selected

Warren

7 Cities selected

Median Sales Price

\$ 179,900  -28.6%

5   0.0%
Closed Sales

Median Days on Market

 51  37.8%

Active Inventory

 0.0%




Median Sold \$/SqFt

3.8%   \$137

Home Affordability



42.6%  97.0



New Listings

14  55.6%