

# August 2026 Market Review

Single Family Residence, Condominiu x ▾

7 Counties selected x ▾

89 Cities selected x ▾

Compared to August 2025

Compared to July 2026

August 2026 ▾



2.5%



-1.2%



Median Sales Price

**\$415,000**



-0.7%



-9.7%



Closed Sales

**672**



10.7%



24.0%



Median Days on Market

**31**



0.3%



0.1%



List Price Received

**98.3%**



-3.2%



-2.7%



Median Sold \$/SqFt

**\$214**



5.2%



-8.2%



New Listings

**977**



14.2%



-3.8%



Active Inventory

**2,817**



15.0%



6.5%



Months Supply of Inventory

**4.2**

# August 2026 Market Review

Single Family Residence, Condominiu × ▾

Durham × ▾

Durham × ▾

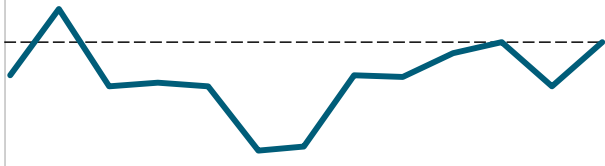
Compared to August 2025

Compared to July 2026

August 2026 ▾



3.7%



4.9%

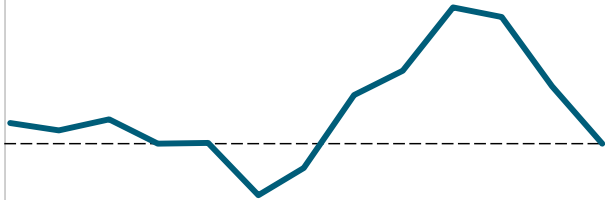


Median Sales Price

**\$424,990**



-9.0%



-21.6%

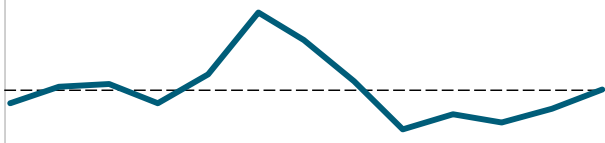


Closed Sales

**283**



20.0%



30.4%

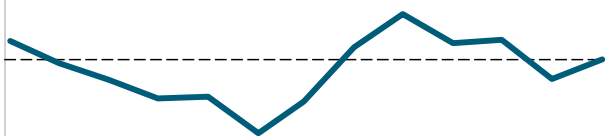


Median Days on Market

**30**



-0.3%



0.3%

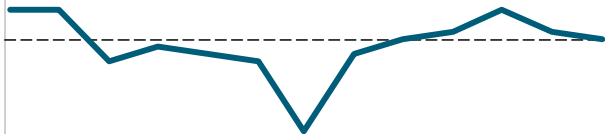


List Price Received

**98.4%**



-1.8%



-0.5%

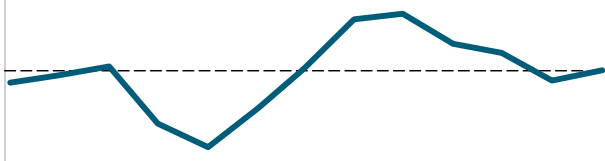


Median Sold \$/SqFt

**\$221**



9.3%



7.6%

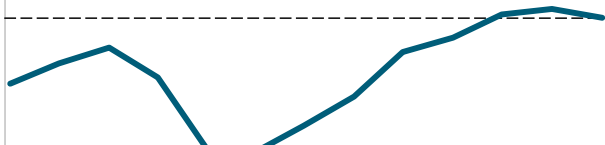


New Listings

**494**



16.5%



-1.9%

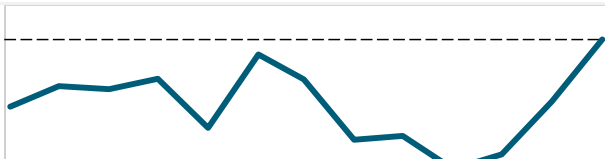


Active Inventory

**1,267**



28.0%



25.2%



Months Supply of Inventory

**4.5**

# August 2026 Market Review

Single Family Residence, Condominiu x ▾

Durham x ▾

23 Cities selected x ▾

Compared to August 2025

Compared to July 2026

August 2026 ▾



1.5%



4.0%



Median Sales Price

**\$426,250**



-8.6%



-20.0%



Closed Sales

**308**



12.0%



21.7%



Median Days on Market

**28**



-0.3%



0.2%



List Price Received

**98.4%**



-2.4%



-0.7%



Median Sold \$/SqFt

**\$221**



7.4%



6.1%



New Listings

**522**



16.3%



-2.2%



Active Inventory

**1,356**



27.2%



22.2%



Months Supply of Inventory

**4.4**

# August 2026 Market Review

Single Family Residence, Condominiu × ▾

Franklin × ▾

28 Cities selected × ▾

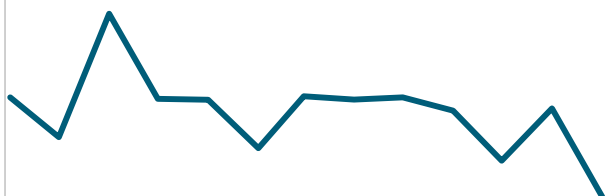
Compared to August 2025

Compared to July 2026

August 2026 ▾



-11.3%



-10.1%

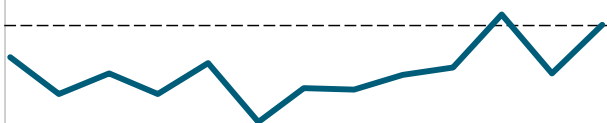


Median Sales Price

**\$355,000**



18.2%



30.0%

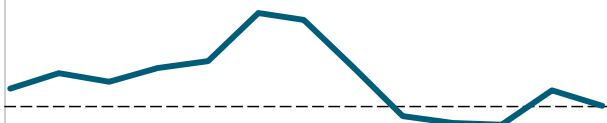


Closed Sales

**143**



-10.9%



-9.9%

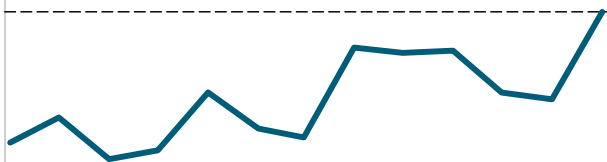


Median Days on Market

**41**



0.9%



0.6%

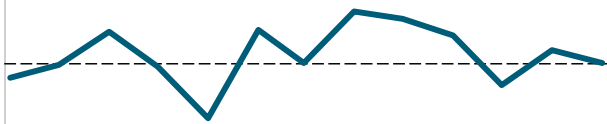


List Price Received

**99.2%**



2.1%



-1.8%

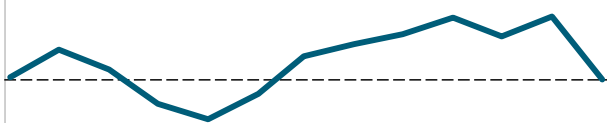


Median Sold \$/SqFt

**\$192**



-1.4%



-29.1%

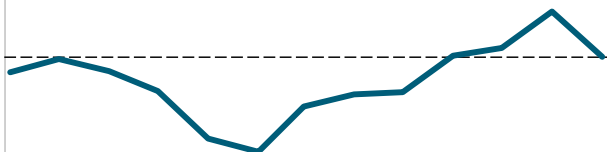


New Listings

**139**



3.0%



-7.8%

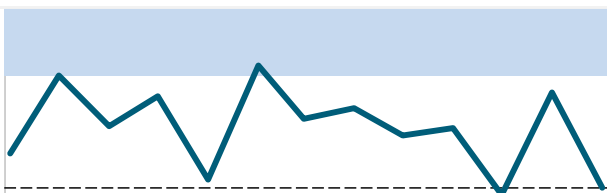


Active Inventory

**483**



-12.9%



-29.1%



Months Supply of Inventory

**3.4**

# August 2026 Market Review

Single Family Residence, Condominiu × ▾

Granville × ▾

28 Cities selected × ▾

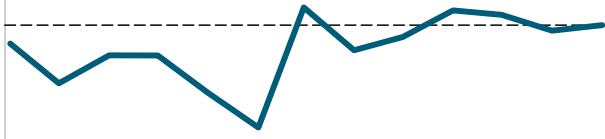
Compared to August 2025

Compared to July 2026

August 2026 ▾



3.6%



1.0%

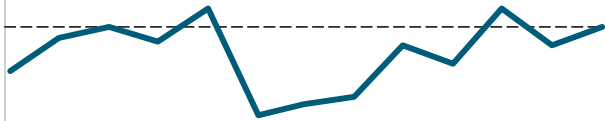


Median Sales Price

**\$362,500**



27.9%



10.0%

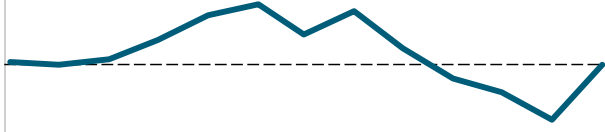


Closed Sales

**55**



-2.8%



133.3%

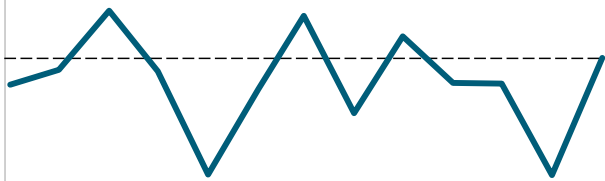


Median Days on Market

**35**



0.2%



1.1%

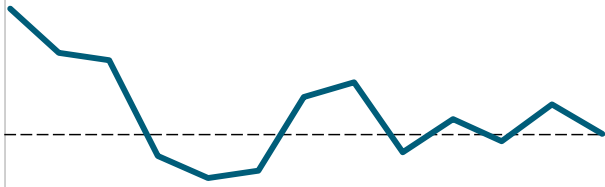


List Price Received

**98.3%**



-7.8%



-2.0%

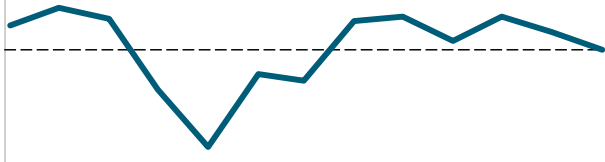


Median Sold \$/SqFt

**\$201**



-14.1%



-10.7%

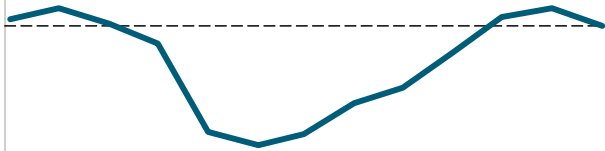


New Listings

**67**



-1.5%



-3.9%

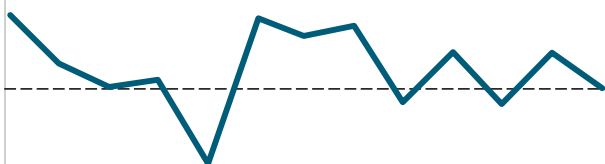


Active Inventory

**196**



-23.0%



-12.7%



Months Supply of Inventory

**3.6**

# August 2026 Market Review

Single Family Residence, Condominiu x ▾

Orange x ▾

19 Cities selected x ▾

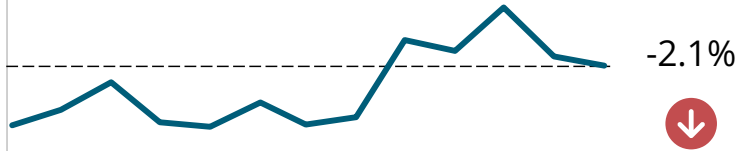
Compared to August 2025

Compared to July 2026

August 2026 ▾



16.6%

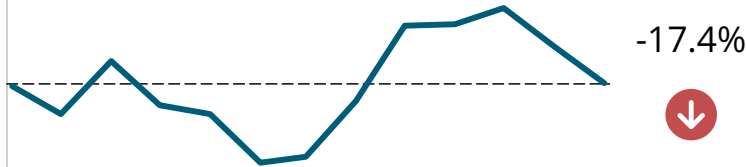


Median Sales Price

**\$570,000**



1.7%

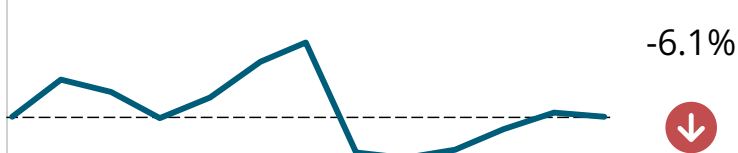


Closed Sales

**119**



0.0%

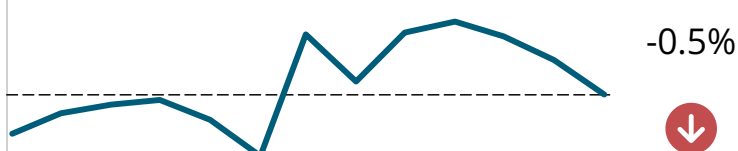


Median Days on Market

**23**



0.5%

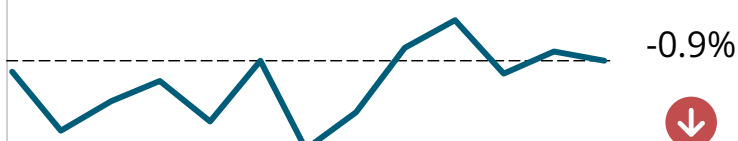


List Price Received

**98.2%**



1.1%

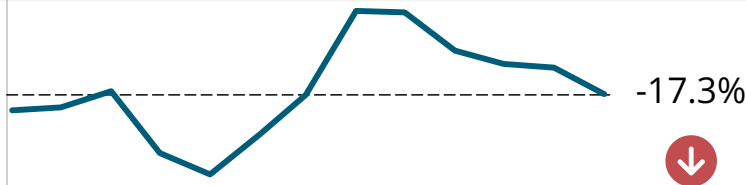


Median Sold \$/SqFt

**\$271**



14.7%

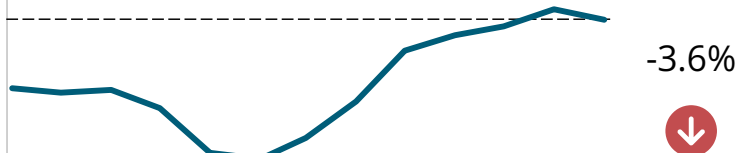


New Listings

**172**



31.7%

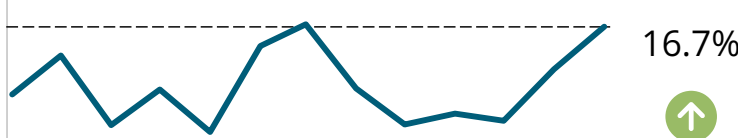


Active Inventory

**515**



29.5%



Months Supply of Inventory

**4.3**

# August 2026 Market Review

Single Family Residence, Condominiu x ▾

Person x ▾

17 Cities selected x ▾

Compared to August 2025

Compared to July 2026

August 2026 ▾



5.1%



-8.6%



Median Sales Price

**\$310,000**



10.0%



0.0%



Closed Sales

**33**



134.0%



139.1%



Median Days on Market

**55**



0.7%



-0.0%



List Price Received

**97.0%**



-4.2%



-3.0%



Median Sold \$/SqFt

**\$195**



48.1%



-4.8%



New Listings

**40**



17.4%



-0.7%



Active Inventory

**135**



6.7%



-0.7%



Months Supply of Inventory

**4.1**

# August 2026 Market Review

Single Family Residence, Condominiu × ▾

Vance × ▾

13 Cities selected × ▾

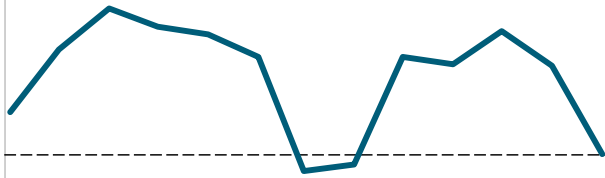
Compared to August 2025

Compared to July 2026

August 2026 ▾



-13.7%



-25.1%

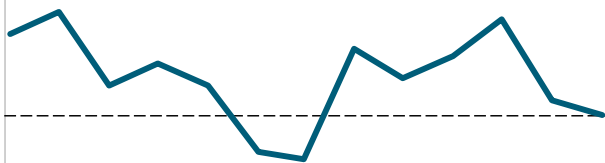


Median Sales Price

**\$179,000**



-45.8%



-13.3%

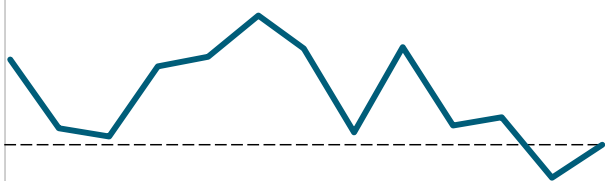


Closed Sales

**13**



-62.0%



171.4%

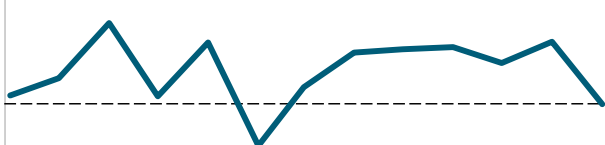


Median Days on Market

**19**



-0.8%



-5.7%

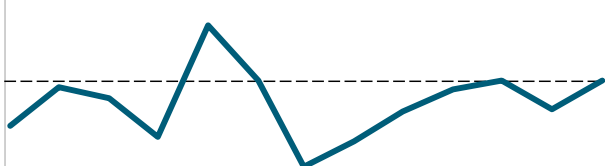


List Price Received

**92.8%**



15.4%



9.2%

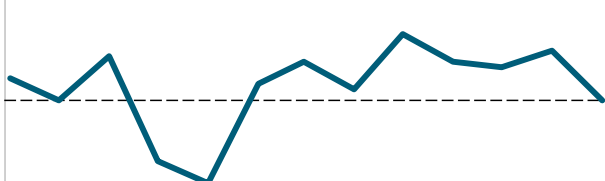


Median Sold \$/SqFt

**\$154**



-12.5%



-24.3%

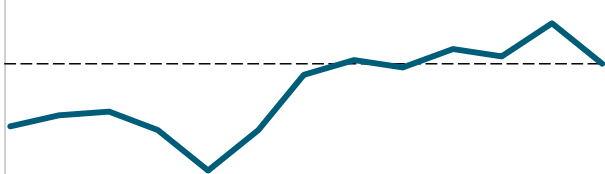


New Listings

**28**



20.2%



-9.8%

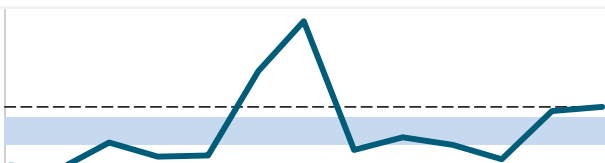


Active Inventory

**101**



121.9%



4.0%



Months Supply of Inventory

**7.8**

# August 2026 Market Review

Single Family Residence, Condominiu × ▾

Vance × ▾

Henderson × ▾

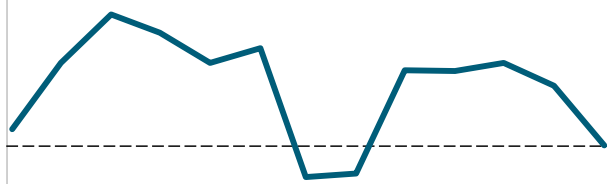
Compared to August 2025

Compared to July 2026

August 2026 ▾



-5.5%



-17.6%

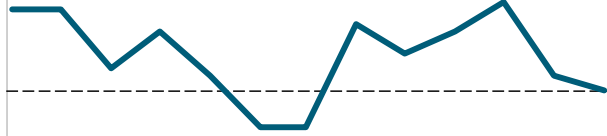


Median Sales Price

**\$189,000**



-47.8%



-14.3%

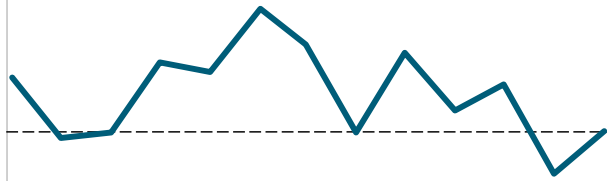


Closed Sales

**12**



-46.4%



221.4%

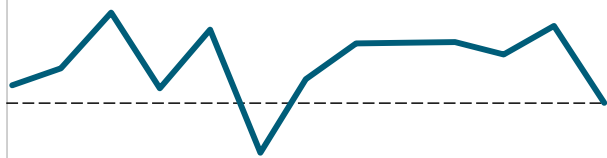


Median Days on Market

**23**



-1.7%



-7.0%

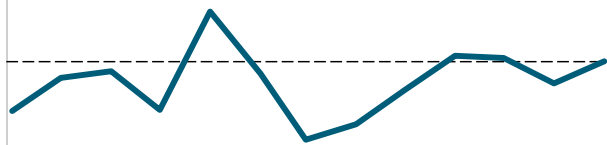


List Price Received

**92.2%**



17.6%



7.1%

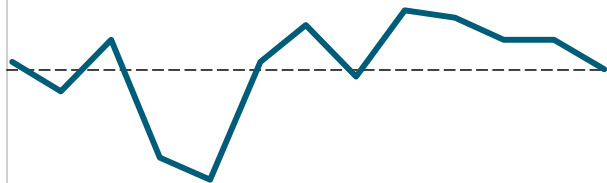


Median Sold \$/SqFt

**\$151**



-3.4%



-12.5%

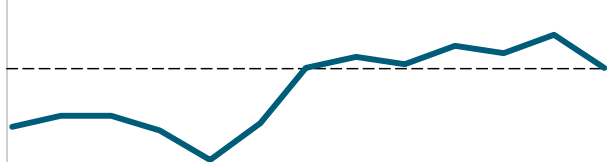


New Listings

**28**



21.1%



-8.9%

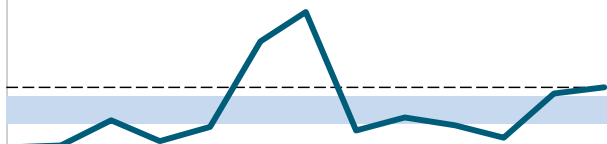


Active Inventory

**92**



131.9%



6.3%



Months Supply of Inventory

**7.7**

# August 2026 Market Review

Single Family Residence, Condominiu × ▾

Warren × ▾

15 Cities selected × ▾

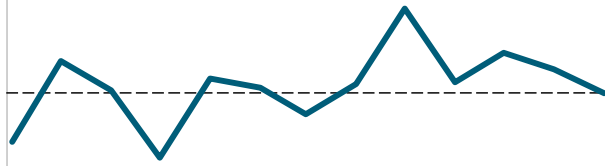
Compared to August 2025

Compared to July 2026

August 2026 ▾



99.2%



-19.7%

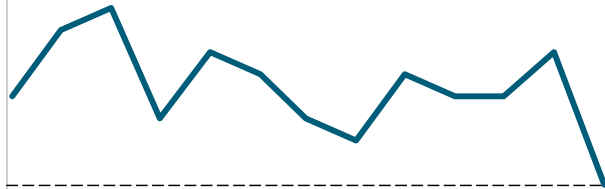


Median Sales Price

**\$265,000**



-80.0%



-85.7%

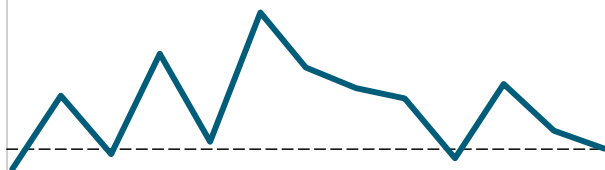


Closed Sales

**1**



750.0%



-43.3%

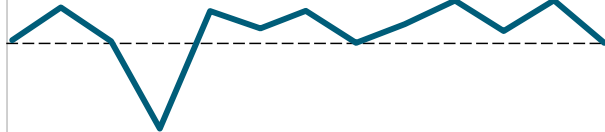


Median Days on Market

**17**



-0.5%



-7.7%

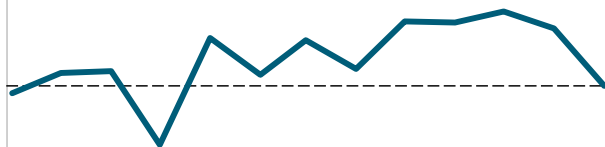


List Price Received

**92.1%**



8.4%



-37.7%

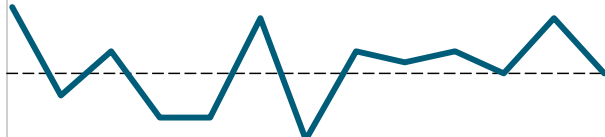


Median Sold \$/SqFt

**\$129**



-40.0%



-35.7%

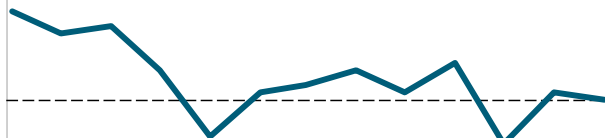


New Listings

**9**



-27.9%



-3.1%

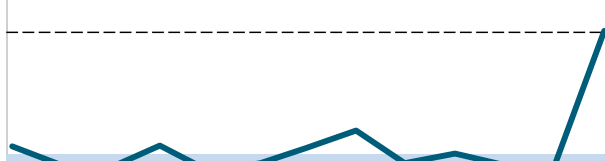


Active Inventory

**31**



257.6%



572.4%



Months Supply of Inventory

**30.7**