

Market Statistics

August 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

89 Cities selected

Median Sales Price

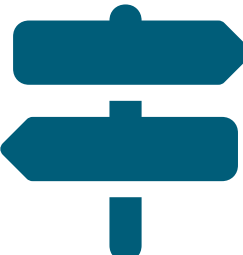
\$415,000  2.5%

672   -0.7%
Closed Sales

Median Days on Market

 **31**  10.7%

Active Inventory

 14.2%


Median Sold \$/SqFt

 -3.2%  **\$214**

Home Affordability



-0.6%  **84.5**

2,817



New Listings

977  5.2%

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3 Property Types selected

Durham

Durham

Median Sales Price

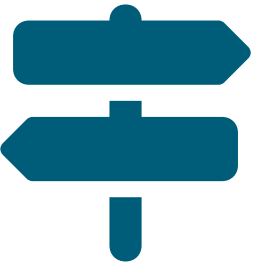
\$424,990  3.7%

283   -9.0%
Closed Sales

Median Days on Market

 **30**  20.0%

Active Inventory

 16.5%


Median Sold \$/SqFt

 -1.8%  **\$221**

Home Affordability



-4.3%  **89.0**

1,267



New Listings

494  9.3%

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3 Property Types selected

Durham

23 Cities selected

Median Sales Price

\$426,250  1.5%

308

Closed Sales



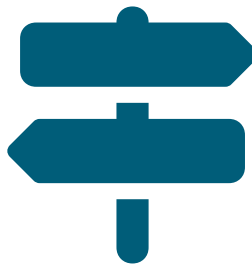
 -8.6%

Median Days on Market

 **28**  12.0%

Active Inventory

 16.3%



Median Sold \$/SqFt

-2.4%



\$221



Home Affordability



-2.2%



89.0

New Listings



522

 7.4%

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3 Property Types selected

Franklin

28 Cities selected

Median Sales Price

\$355,000  -11.3%

143

Closed Sales



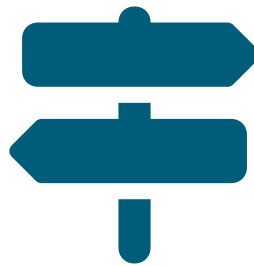
 18.2%

Median Days on Market

 **41**  -10.9%

Active Inventory

 3.0%



483

Median Sold \$/SqFt

2.1%  **\$192** 

Home Affordability



12.2%  **83.0**



New Listings

139

 -1.4%

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3 Property Types selected

Granville

28 Cities selected

Median Sales Price

\$362,500  3.6%

55

Closed Sales



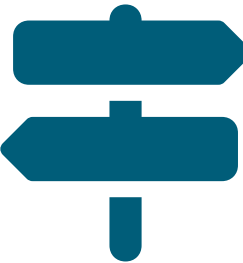
 27.9%

Median Days on Market

 **35**  -2.8%

Active Inventory

 -1.5%



Median Sold \$/SqFt

 -7.8%  **\$201**

Home Affordability



-5.3%  **72.0**

196



New Listings

67  -14.1%

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3 Property Types selected

Orange

19 Cities selected

Median Sales Price

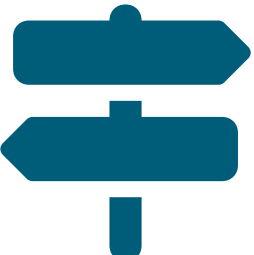
\$570,000  16.6%

119   1.7%
Closed Sales

Median Days on Market

 **23**  0.0%

Active Inventory

 31.7%


Median Sold \$/SqFt

1.1%  **\$271** 

Home Affordability



-14.9%  **74.0**

515



New Listings

172  14.7%

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3 Property Types selected

Person

17 Cities selected

Median Sales Price

\$310,000  5.1%

33



10.0%

Closed Sales

Median Days on Market



55

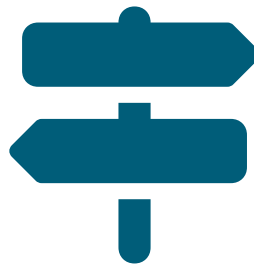


134.0%

Active Inventory



17.4%



135

Median Sold \$/SqFt



-4.2%



\$195

Home Affordability



-5.9%



80.0



New Listings

40



48.1%

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3 Property Types selected

Vance

13 Cities selected

Median Sales Price

\$179,000  -13.7%

13

Closed Sales



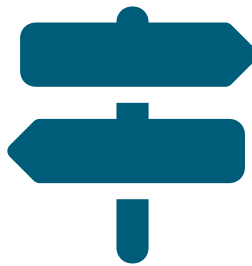
 -45.8%

Median Days on Market

 19  -62.0%

Active Inventory

 20.2%



101

Median Sold \$/SqFt

15.4%  \$154 

Home Affordability



14.8%  101.0



New Listings

28

 -12.5%

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Vance

Henderson

Median Sales Price

\$189,000  -5.5%

12

Closed Sales



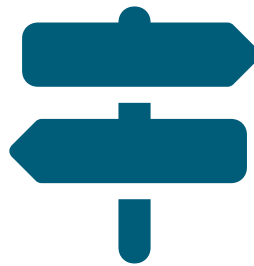
 -47.8%

Median Days on Market

 23  -46.4%

Active Inventory

 21.1%



92

Median Sold \$/SqFt

17.6%  \$151 

Home Affordability



5.5%  96.0



New Listings

28

 -3.4%

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3 Property Types selected

Warren

15 Cities selected

Median Sales Price

\$265,000  99.2%

1



-80.0%

Closed Sales

Median Days on Market



17

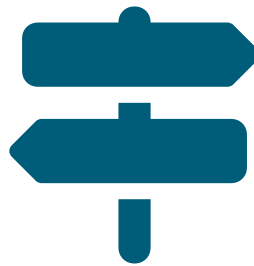


750.0%

Active Inventory



-27.9%



31

Median Sold \$/SqFt



8.4%



\$129

Home Affordability



-50.0%



65.0



New Listings

9



-40.0%