Market Statistics

October 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 | 41 Cities selected

Median Sales Price

$384,950 -7.2%

614 Closed Sales -8.8%

Median Days on Market

31 -11.4%

Active Inventory

15.8%

2,850

Median Sold $/SqFt

-5.0%

$209

Home Affordability

-5.3%

80.5

New Listings

837

-18.2%

doorify MLS

Percent change compares October 2025 to October 2026. Data updated 11/22/26. Consult a REALTOR® for more info.

Data provided by Doorify MLS. ©2026 Domus Analytics®

Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

3 Property Types selected | Durham | Durham

Median Sales Price

$405,000

0.0%

Closed Sales

275

-13.0%

Median Days on Market

26

-18.8%

Active Inventory

15.5%

1,371

Median Sold $/SqFt

-0.5%

$217

Home Affordability

-9.3%

88

New Listings

393

-22.5%

doorify MLS

Percent change compares October 2025 to October 2026. Data updated 11/22/26. Consult a REALTOR® for more info.

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Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

3 Property Types selected | Durham | 7 Cities selected

Median Sales Price

$409,000

1.0%

Closed Sales

295

-12.5%

Median Days on Market

27

-10.0%

Active Inventory

15.5%

1,462

Median Sold $/SqFt

-0.9%

$218

Home Affordability

-10.3%

87

New Listings

420

-22.8%

doorify MLS

Percent change compares October 2025 to October 2026. Data updated 11/22/26. Consult a REALTOR® for more info.

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Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

Single Family Residence, Townhouse | Franklin | 6 Cities selected

Median Sales Price

$350,000 -20.2%

Closed Sales

113 13.0%

Median Days on Market

28 -42.9%

Active Inventory

4.8%

437

Median Sold $/SqFt

-7.2% $186

Home Affordability

12.9% 79

New Listings

120 -14.9%

doorify MLS

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Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

3 Property Types selected | Granville | 7 Cities selected

Median Sales Price

$334,000

3.7%

Closed Sales

37

-14.0%

Median Days on Market

60

62.2%

Active Inventory

16.3%

171

Median Sold $/SqFt

-6.6%

$183

Home Affordability

-12.9%

74.0

New Listings

58

-12.1%

doorify MLS

Percent change compares October 2025 to October 2026. Data updated 11/22/26. Consult a REALTOR® for more info.

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Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

3 Property Types selected | Orange | 9 Cities selected

Median Sales Price

$485,000

-11.0%

Closed Sales

107

-18.9%

Median Days on Market

32

0.0%

Active Inventory

43.0%

549

Median Sold $/SqFt

-3.1%

$251

Home Affordability

1.2%

82.0

New Listings

196

13.3%

Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

Single Family Residence, Townhouse | Person | 6 Cities selected

Median Sales Price

$275,000 -1.8%

29 Closed Sales 0.0%

Median Days on Market

69 38.0%

Active Inventory

40.8%

138

Median Sold $/SqFt

-17.5% $156

Home Affordability

-8.6% 85.0

New Listings

37 -19.6%

doorify MLS

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Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

3 Property Types selected | Vance | 4 Cities selected

Median Sales Price

$175,750

-35.8%

Closed Sales

22

37.5%

Median Days on Market

40

142.4%

Active Inventory

12.8%

97

Median Sold $/SqFt

-2.1%

$143

Home Affordability

40.6%

97.0

New Listings

25

-30.6%

doorify MLS

Percent change compares October 2025 to October 2026. Data updated 11/22/26. Consult a REALTOR® for more info.

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Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

3 Property Types selected | Vance | Henderson

Median Sales Price

$175,750 -36.8%

Closed Sales

22 46.7%

Median Days on Market

40 81.8%

Active Inventory

19.0%

94

Median Sold $/SqFt

-2.1%

$143

Home Affordability

42.6%

97.0

New Listings

25

-21.9%

doorify MLS

Percent change compares October 2025 to October 2026. Data updated 11/22/26. Consult a REALTOR® for more info.

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Market Statistics

October 2026

DURHAM REGIONAL ASSOCIATION OF REALTORS®
Home to the Greater Triangle

Compare to Same Month Prior Year *Prior Month*

3 Property Types selected | Warren | 7 Cities selected

Median Sales Price

$269,900

24.7%

Closed Sales

3

-62.5%

Median Days on Market

53

562.5%

Active Inventory

-9.1%

30

Median Sold $/SqFt

38.5%

$189

Home Affordability

-31.8%

60.0

New Listings

7

-22.2%

doorify MLS

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