

Market Statistics

June 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

\$ 423,750 -1.5%

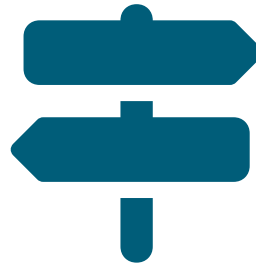
902 15.2%
Closed Sales

Median Days on Market

22 37.5%

Active Inventory

10.4%



Median Sold \$/SqFt

-3.5% \$223

Home Affordability

3.8% 83



New Listings

1,128 2.9%

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3 Property Types selected

Durham

6 Cities selected

Median Sales Price

\$ 428,000  -1.0%

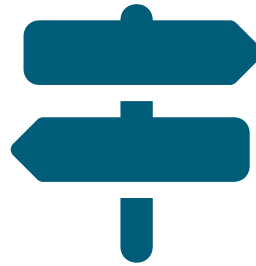
483   20.8%
Closed Sales

Median Days on Market

 18  5.9%

Active Inventory

 13.8%



Median Sold \$/SqFt 


-1.3%  \$2228

Home Affordability 

3.4%  90



New Listings

585  1.6%

1,325

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3 Property Types selected

Durham

Durham

Median Sales Price

\$ 425,000  -0.5%

457   23.5%
Closed Sales

Median Days on Market

 18  5.9%

Active Inventory

 13.1%



Median Sold \$/SqFt 


-1.1%  \$2227

Home Affordability 

4.0%  91



New Listings

544  0.2%

1,234

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3 Property Types selected

Franklin

7 Cities selected

Median Sales Price

\$ 369,000  -9.4%

136   21.4%
Closed Sales

Median Days on Market

 34  97.1%

Active Inventory

 2.6%


Median Sold \$/SqFt


-11.7%  \$1886


Home Affordability



13.3%  81



New Listings

163  7.9%

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3 Property Types selected

Granville

10 Cities selected

Median Sales Price

\$ 367,000  7.8%

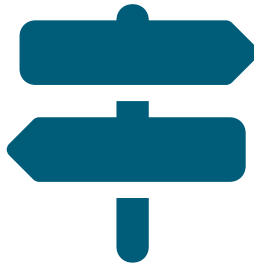
58   11.5%
Closed Sales

Median Days on Market

 27  23.3%

Active Inventory

 1.1%



Median Sold \$/SqFt 

2.6%  \$200


Home Affordability 

-5.2%  72.5

180



New Listings

74  -8.6%

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3 Property Types selected

Orange

10 Cities selected

Median Sales Price

\$ 658,000  13.4%

165   5.1%
Closed Sales

Median Days on Market

 19  137.5%

Active Inventory

 14.3%


Median Sold \$/SqFt 

-4.3%  \$2688


Home Affordability 

-9.7%  65.0

481



New Listings

212  5.0%

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3 Property Types selected

Person

6 Cities selected

Median Sales Price

\$ 401,500  -8.5%

30   -28.6%
Closed Sales

Median Days on Market

 22  -14.0%

Active Inventory

 7.6%



Median Sold \$/SqFt

 -5.7%  \$215

Home Affordability 

11.4%  63.5

128



New Listings

50

 4.2%

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3 Property Types selected

Vance

6 Cities selected


Median Sales Price

\$ 275,000  18.3%

27

Closed Sales



 125.0%

Median Days on Market

 26  -13.3%

Active Inventory

 27.6%



97

Median Sold \$/SqFt

15.2%  \$155 

Home Affordability 

-5.2%  73.0



New Listings

36

 63.6%

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3 Property Types selected

Vance

Henderson

Median Sales Price

\$ 250,000 16.3%

25

Closed Sales

127.3%

Median Days on Market

32 33.3%

Active Inventory

24.3%



92

Median Sold \$/SqFt

19.5% \$153

Home Affordability

-8.4% 76.0



New Listings

34

54.5%

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3 Property Types selected

Warren

7 Cities selected

Median Sales Price

\$ 284,900  27.3%

3

Closed Sales



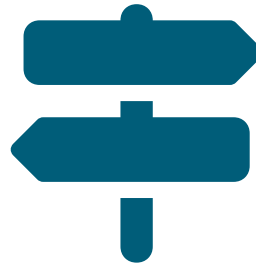
 -62.5%

Median Days on Market

 64  236.8%

Active Inventory

 -34.3%



23

Median Sold \$/SqFt

110.4%  \$222 

Home Affordability 

-19.7%  61.0



New Listings

8

 -50.0%