

Durham County, NC

County · NC · North Carolina

BUYER'S MARKET

\$413K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

4,629

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



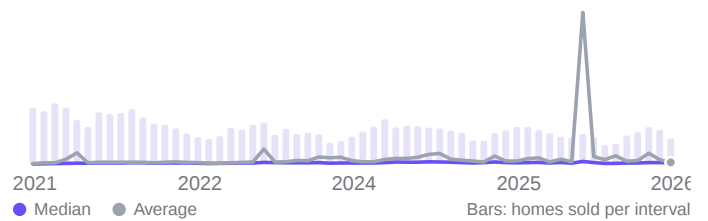
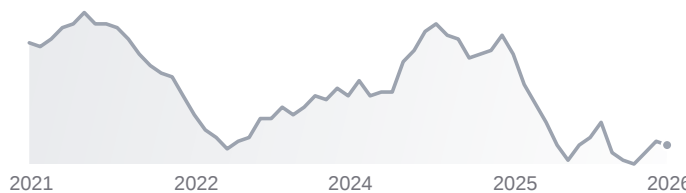
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$395K · Average \$436K

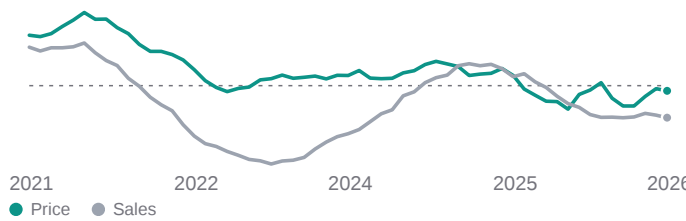


Growth (year over year)

Price -2.3% · Sales -14.2%

Price per square foot

\$227/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

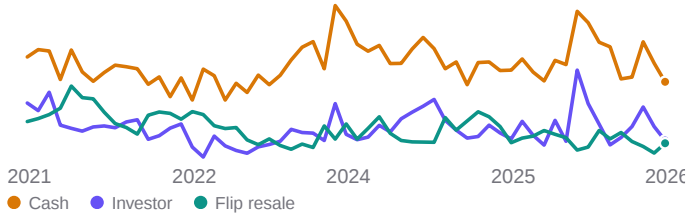
4.6%



BUYERS & OUTCOMES

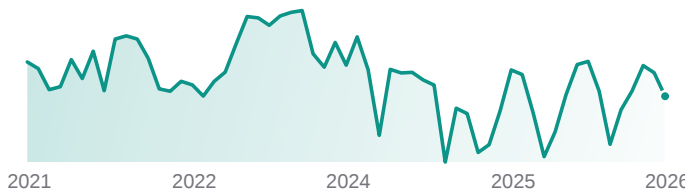
Buyer mix

Cash 26% · Investor 8.5% · Flip resale 7.7%



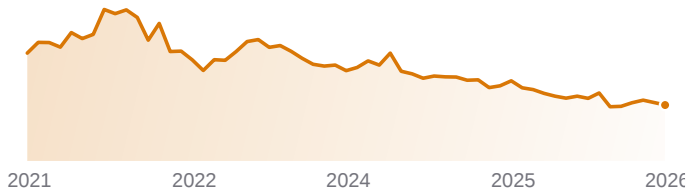
Sellers who sold at a gain

84%

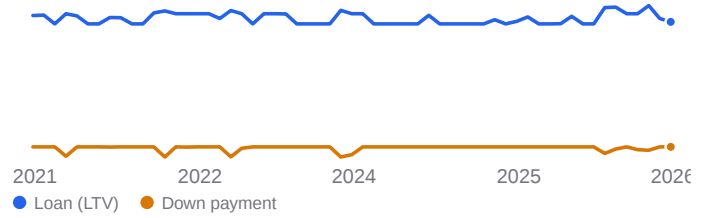


Median annualized return at resale

+5.1%

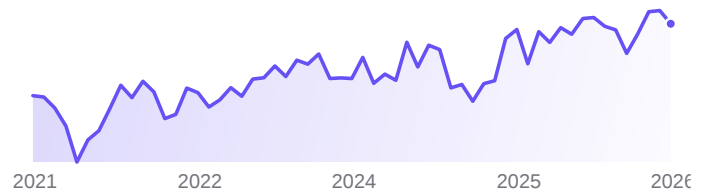


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



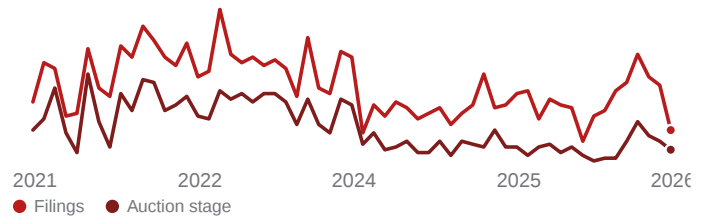
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 13 · Auction stage 6



HOUSING STOCK

Homes	101,219
Median value (AVM)	\$396K
Median size	1,748 ft²
Median bedrooms	3
Median year built	1989
Single family	76%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	344,886
Density	1,204 / mi²
Median household income	\$76K
Average household income	\$108K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	59°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.