

Durham 27705

ZIP code · NC · North Carolina > Durham County > Durham

SELLER'S MARKET

\$554K

MEDIAN SALE PRICE

+20.3%

1-YR CHANGE

513

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

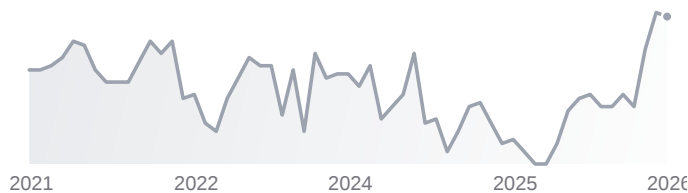
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

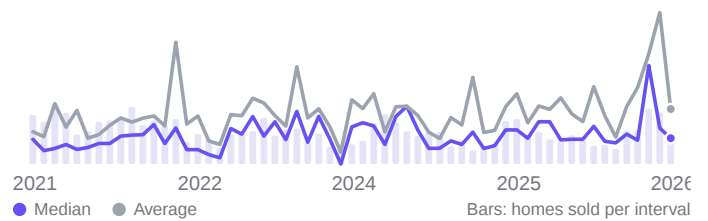
Market temperature (0–100)

71 / 100



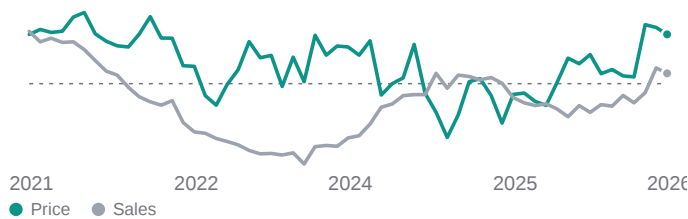
Sale prices

Median \$420K · Average \$562K



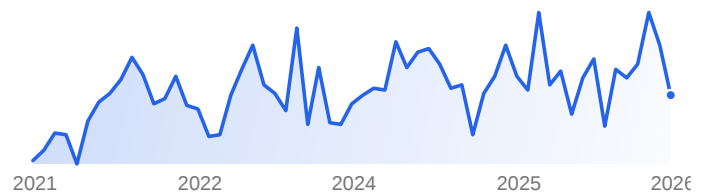
Growth (year over year)

Price +20.3% · Sales +4.3%



Price per square foot

\$240/ft²



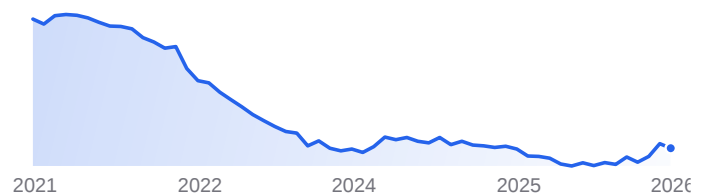
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

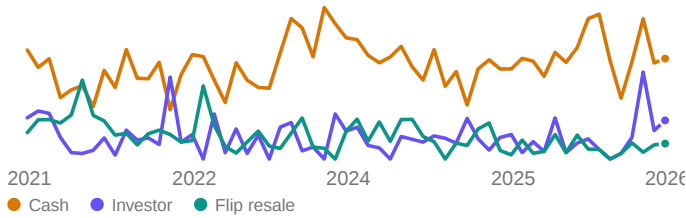
4.2%



BUYERS & OUTCOMES

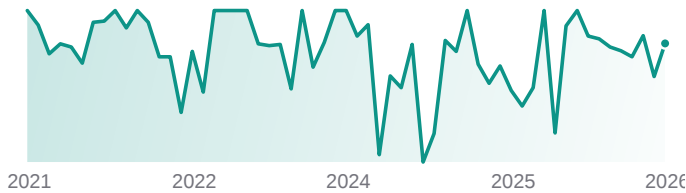
Buyer mix

Cash 37% · Investor 14% · Flip resale 5.7%



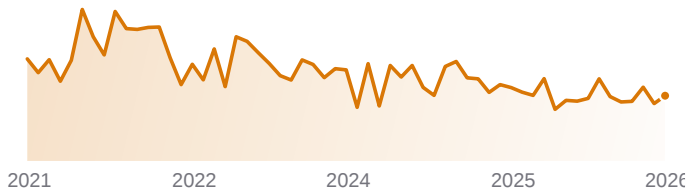
Sellers who sold at a gain

94%

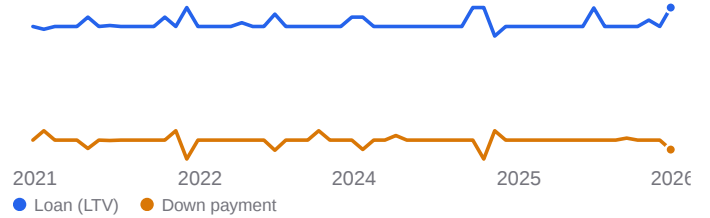


Median annualized return at resale

+6.1%

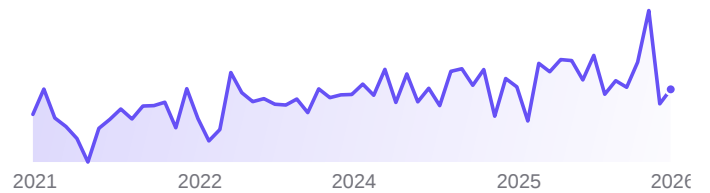


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



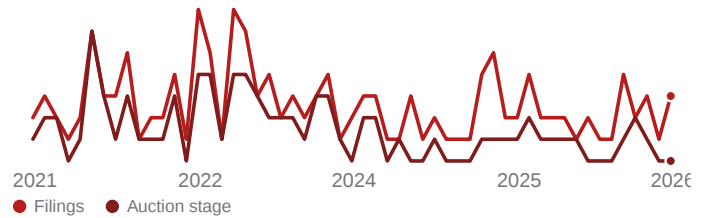
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	12,344
Median value (AVM)	\$470K
Median size	1,805 ft²
Median bedrooms	3
Median year built	1982
Single family	77%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	15%
Median loan-to-value	38%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	54,304
Density	1,232 / mi²
Median household income	\$80K
Average household income	\$106K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	12.5%
Unemployment	1.0%
Average temp	59°F
Annual precip	48 in
Sunshine	59%

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.