

Durham 27707

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

BALANCED MARKET

\$445K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

543

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



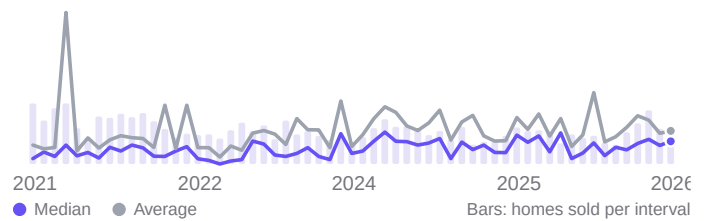
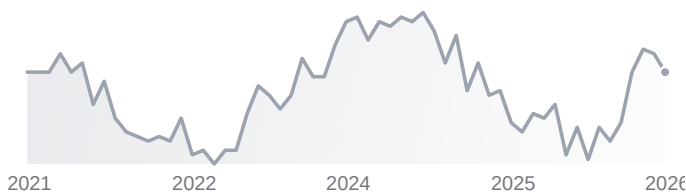
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$450K · Average \$519K

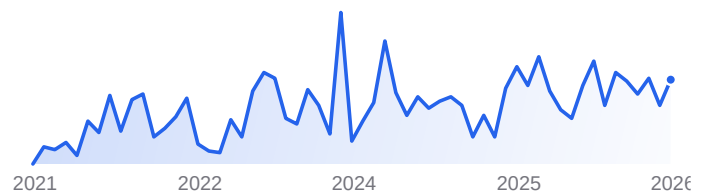
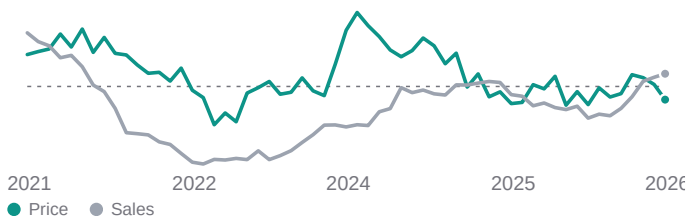


Growth (year over year)

Price -5.9% · Sales +5.6%

Price per square foot

\$258/ft²

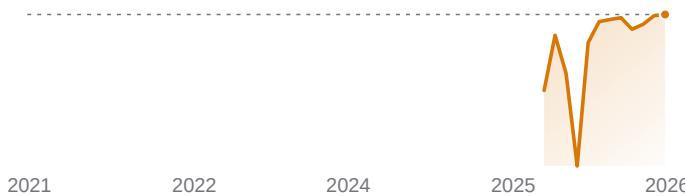


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

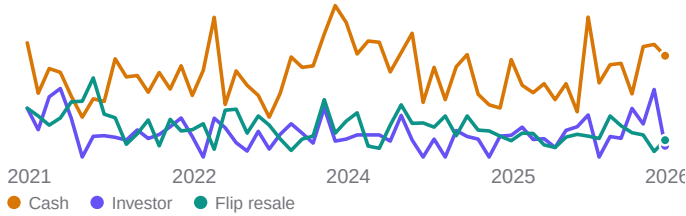
4.4%



BUYERS & OUTCOMES

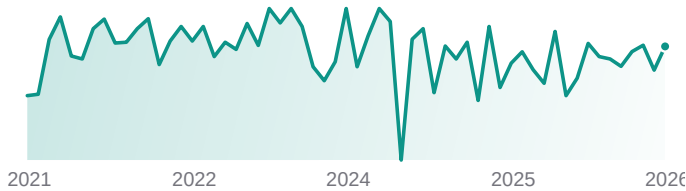
Buyer mix

Cash 35% · Investor 3.9% · Flip resale 5.9%



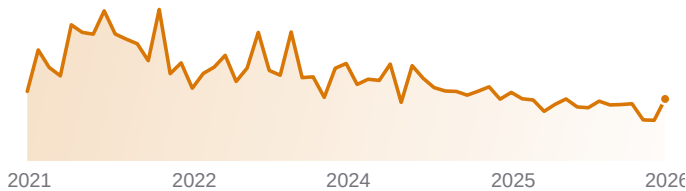
Sellers who sold at a gain

93%

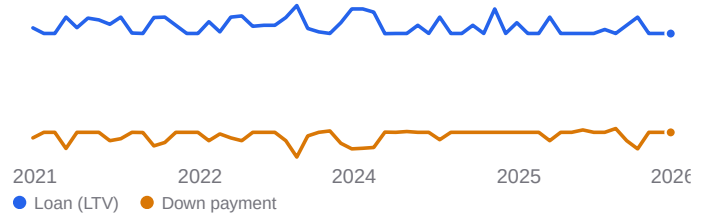


Median annualized return at resale

+6.8%

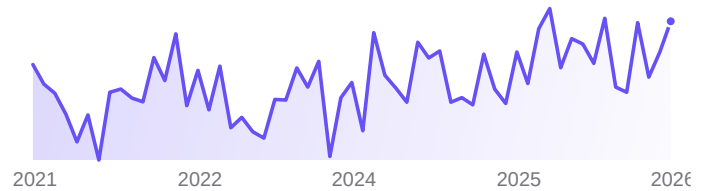


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



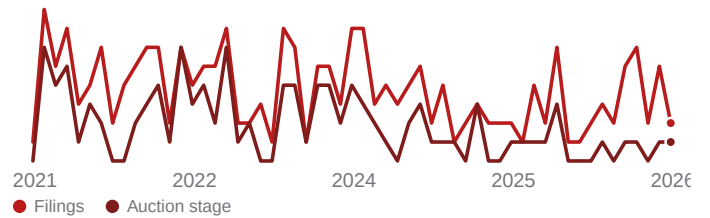
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	12,221
Median value (AVM)	\$424K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1975
Single family	84%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	14%
Median loan-to-value	40%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	49,331
Density	2,444 / mi²
Median household income	\$76K
Average household income	\$110K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	41
Homes occupied	89%
Bachelor's or higher	27%
Poverty rate	11.0%
Unemployment	1.0%
Average temp	60°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.