

Durham 27712

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

BALANCED MARKET

\$422K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

344

SALES (12 MO)

\$420K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



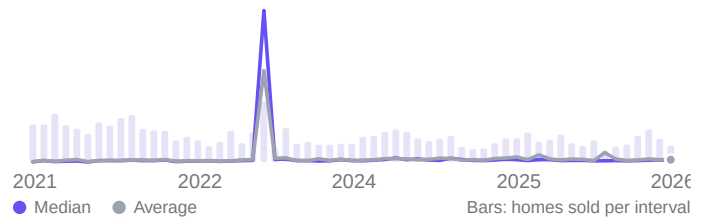
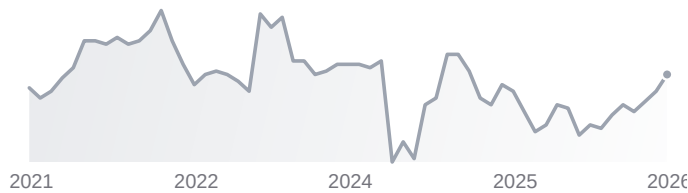
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$410K · Average \$445K

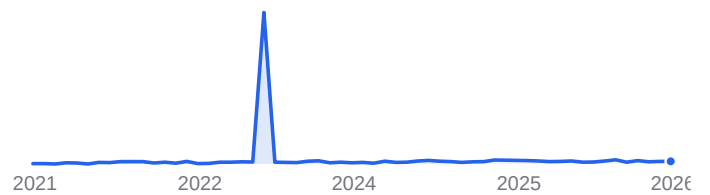
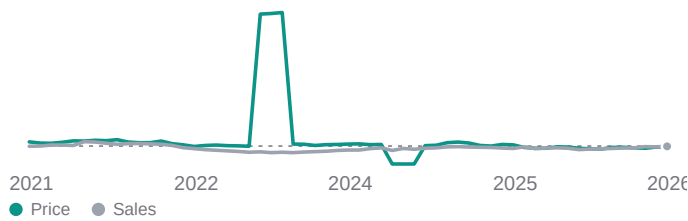


Growth (year over year)

Price -2.4% · Sales -1.4%

Price per square foot

\$220/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

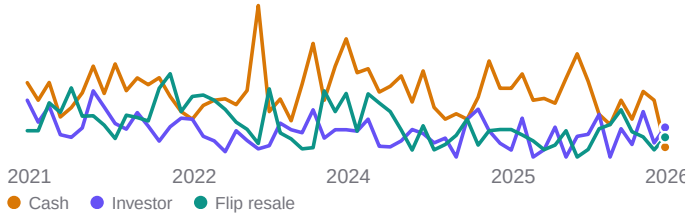
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 4.3% · Investor 13% · Flip resale 8.7%



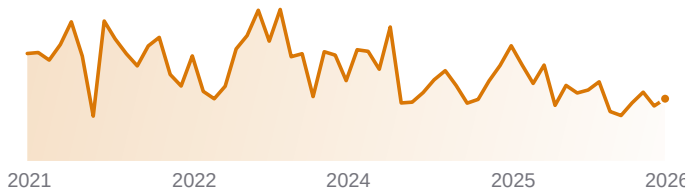
Sellers who sold at a gain

94%

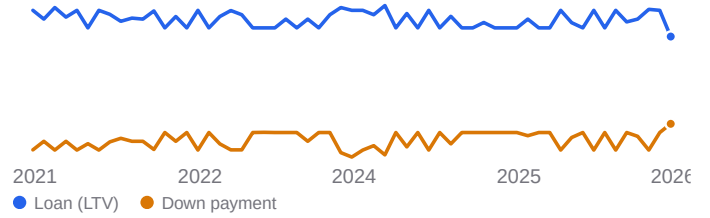


Median annualized return at resale

+5.0%

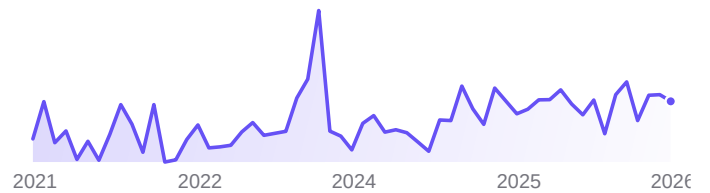


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



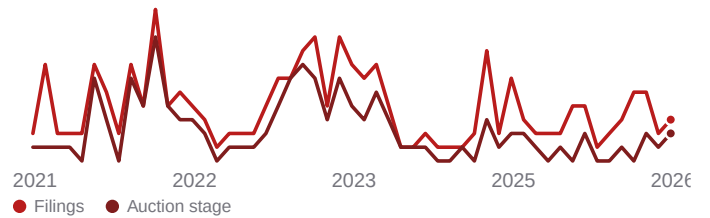
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	8,995
Median value (AVM)	\$420K
Median size	1,974 ft²
Median bedrooms	3
Median year built	1984
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	8.3%
Median loan-to-value	43%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	23,208
Density	676 / mi²
Median household income	\$99K
Average household income	\$146K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	4.3%
Unemployment	0.9%
Average temp	59°F
Annual precip	48 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.