

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY doorify™MLS

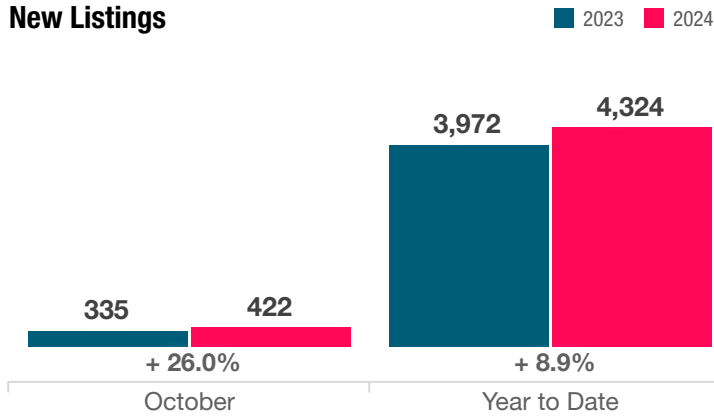


Durham County

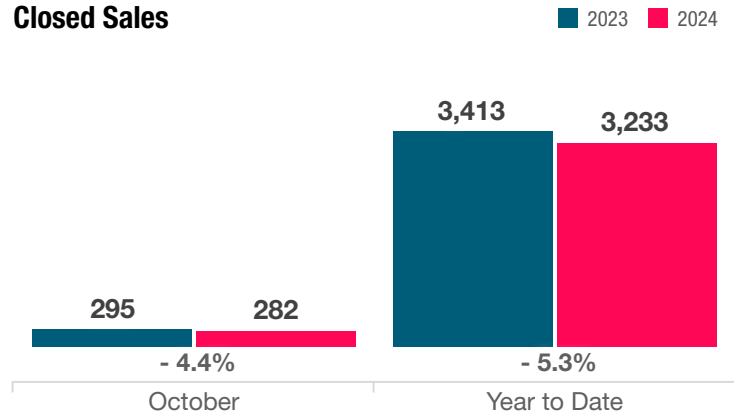
Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	335	422	+ 26.0%	3,972	4,324	+ 8.9%
Closed Sales	295	282	- 4.4%	3,413	3,233	- 5.3%
Median Sales Price*	\$420,000	\$420,000	0.0%	\$410,000	\$425,000	+ 3.7%
Average Sales Price*	\$496,139	\$482,682	- 2.7%	\$462,773	\$473,045	+ 2.2%
Total Dollar Volume (in millions)*	\$146	\$140	- 4.1%	\$1,579	\$1,533	- 2.9%
Percent of Original List Price Received*	98.7%	97.3%	- 1.4%	98.8%	98.7%	- 0.1%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	100.3%	99.8%	- 0.5%
Days on Market Until Sale	36	25	- 30.6%	44	20	- 54.5%
Housing Affordability Index	70	77	+ 10.0%	71	76	+ 7.0%
Inventory of Homes for Sale	743	766	+ 3.1%	—	—	—
Months Supply of Homes for Sale	2.3	2.4	+ 4.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

New Listings

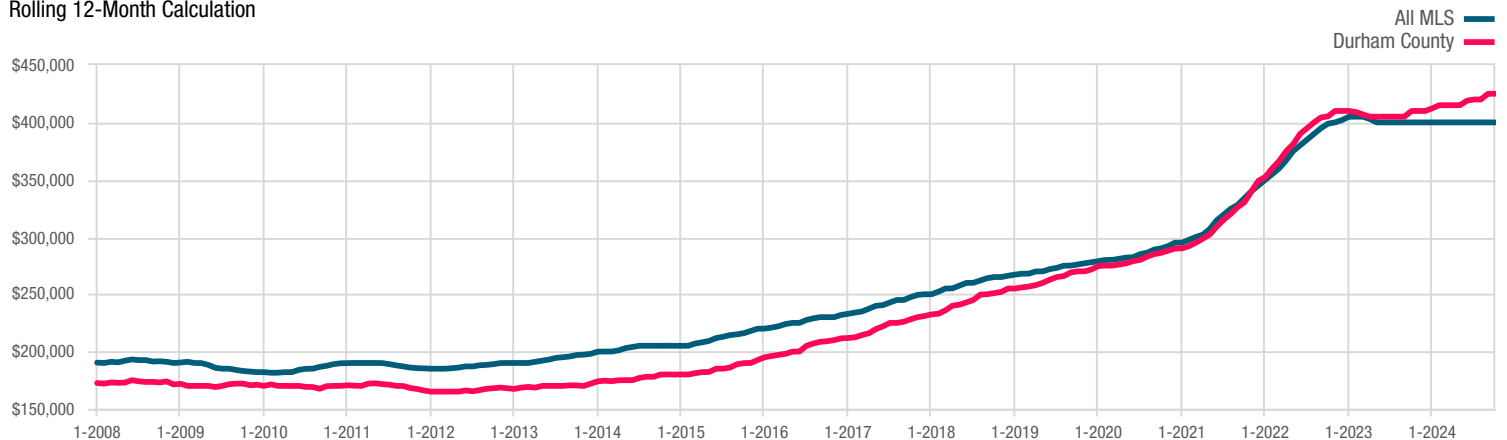


Closed Sales



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.