

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY doorify™MLS

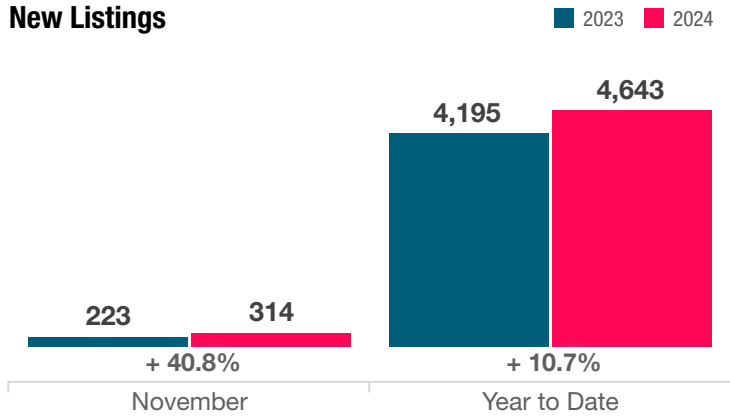


Durham County

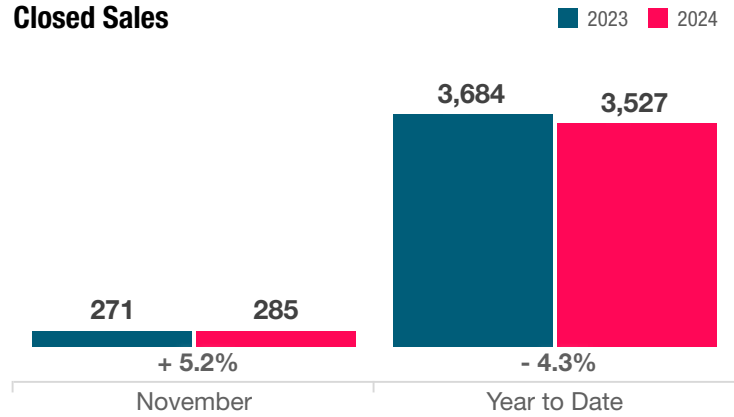
Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	223	314	+ 40.8%	4,195	4,643	+ 10.7%
Closed Sales	271	285	+ 5.2%	3,684	3,527	- 4.3%
Median Sales Price*	\$424,490	\$418,000	- 1.5%	\$410,000	\$425,000	+ 3.7%
Average Sales Price*	\$511,124	\$459,041	- 10.2%	\$466,331	\$472,013	+ 1.2%
Total Dollar Volume (in millions)*	\$139	\$130	- 6.5%	\$1,718	\$1,668	- 2.9%
Percent of Original List Price Received*	98.8%	97.5%	- 1.3%	98.8%	98.6%	- 0.2%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	100.3%	99.8%	- 0.5%
Days on Market Until Sale	43	24	- 44.2%	43	20	- 53.5%
Housing Affordability Index	72	76	+ 5.6%	74	75	+ 1.4%
Inventory of Homes for Sale	715	736	+ 2.9%	—	—	—
Months Supply of Homes for Sale	2.2	2.3	+ 4.5%	—	—	—

* 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

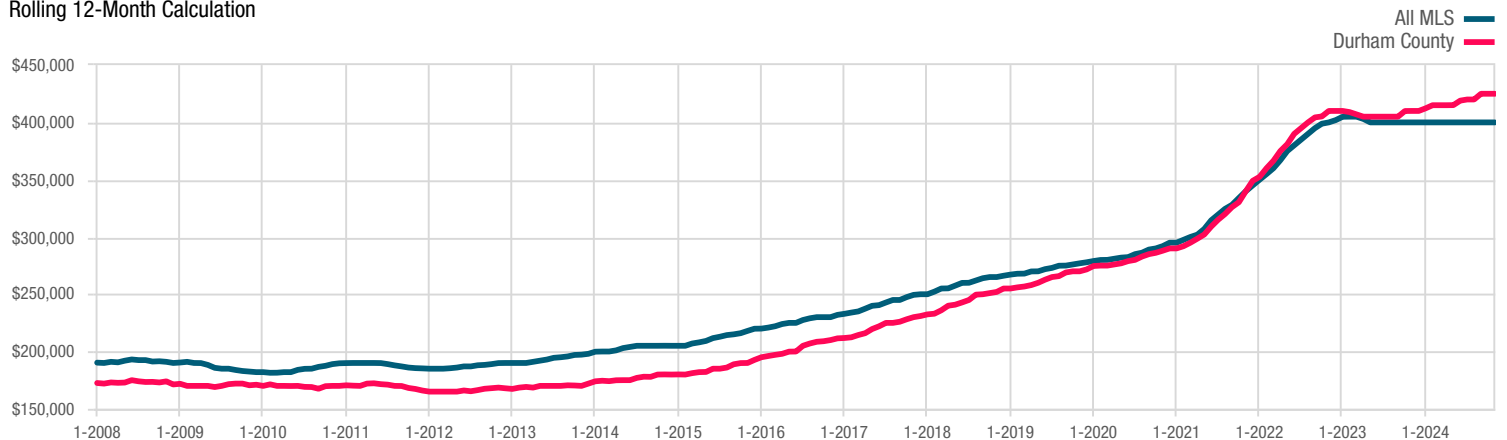


Closed Sales



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.