

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



## Durham County

**+ 8.9%**

Change in  
**New Listings**  
All Properties

**+ 3.9%**

Change in  
**Closed Sales**  
All Properties

**- 1.2%**

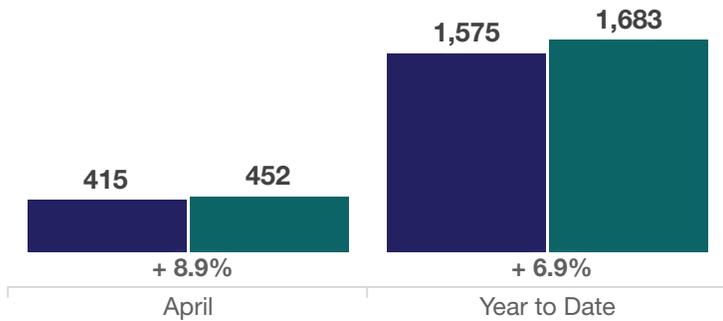
Change in  
**Median Sales Price**  
All Properties.

Key Metrics	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	415	452	+ 8.9%	1,575	1,683	+ 6.9%
Closed Sales	362	376	+ 3.9%	1,302	1,181	- 9.3%
Median Sales Price*	\$415,000	\$410,000	- 1.2%	\$395,000	\$405,000	+ 2.5%
Average Sales Price*	\$455,277	\$457,574	+ 0.5%	\$433,142	\$450,073	+ 3.9%
Total Dollar Volume (in millions)*	\$165	\$172	+ 4.2%	\$564	\$532	- 5.7%
Percent of Original List Price Received*	99.0%	99.7%	+ 0.7%	97.1%	98.7%	+ 1.6%
Percent of List Price Received*	100.4%	100.4%	0.0%	99.5%	99.8%	+ 0.3%
Days on Market Until Sale	44	18	- 59.1%	52	23	- 55.8%
Housing Affordability Index	88	84	- 4.5%	93	85	- 8.6%
Inventory of Homes for Sale	590	517	- 12.4%	—	—	—
Months Supply of Homes for Sale	1.6	1.6	0.0%	—	—	—

\* 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.

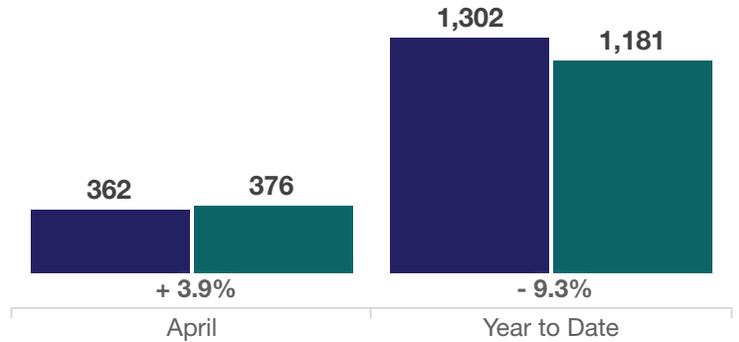
### New Listings

■ 2023 ■ 2024



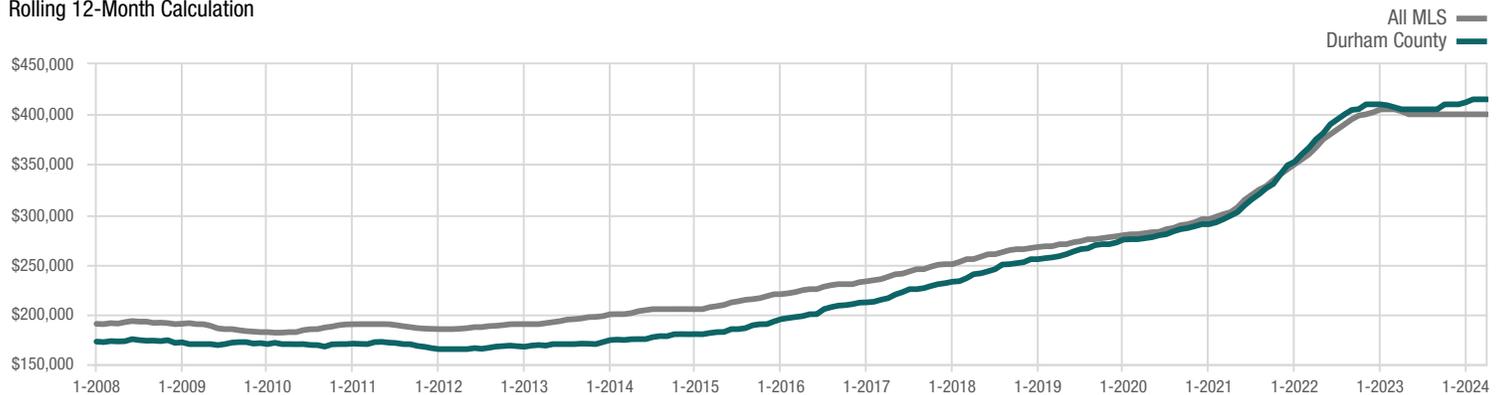
### Closed Sales

■ 2023 ■ 2024



### 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.