

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY TRIANGLE MLS



Durham County

+ 14.1%

Change in
New Listings
All Properties

- 7.9%

Change in
Closed Sales
All Properties

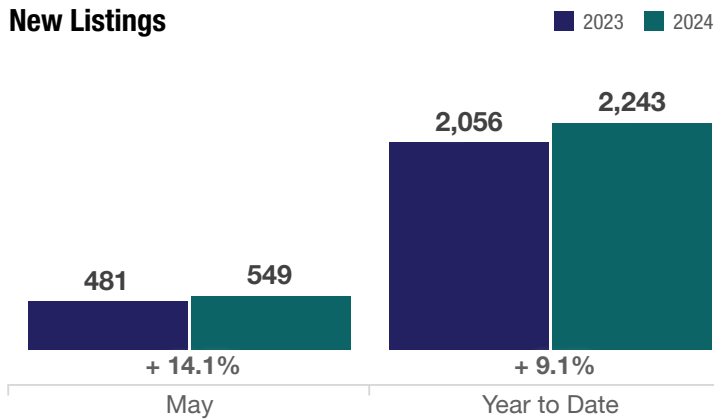
+ 2.9%

Change in
Median Sales Price
All Properties.

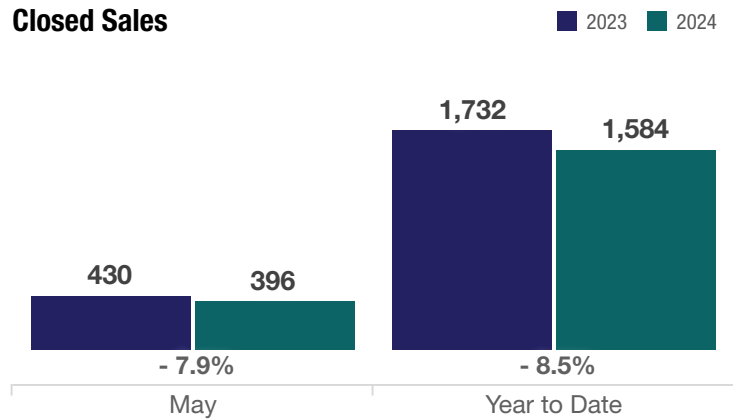
Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
New Listings	481	549	+ 14.1%	2,056	2,243	+ 9.1%
Closed Sales	430	396	- 7.9%	1,732	1,584	- 8.5%
Median Sales Price*	\$415,551	\$427,750	+ 2.9%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$475,371	\$468,672	- 1.4%	\$443,632	\$454,727	+ 2.5%
Total Dollar Volume (in millions)*	\$204	\$186	- 8.8%	\$768	\$720	- 6.3%
Percent of Original List Price Received*	100.7%	99.8%	- 0.9%	98.0%	99.0%	+ 1.0%
Percent of List Price Received*	101.7%	100.7%	- 1.0%	100.0%	100.1%	+ 0.1%
Days on Market Until Sale	38	11	- 71.1%	48	20	- 58.3%
Housing Affordability Index	87	81	- 6.9%	90	85	- 5.6%
Inventory of Homes for Sale	626	620	- 1.0%	—	—	—
Months Supply of Homes for Sale	1.8	2.0	+ 11.1%	—	—	—

* 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

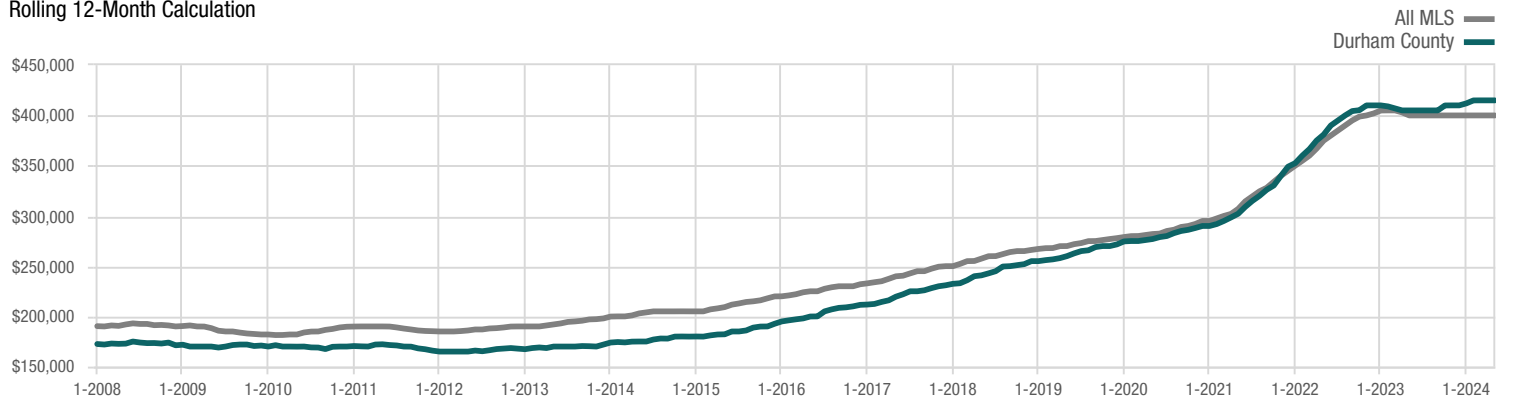


Closed Sales



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.