

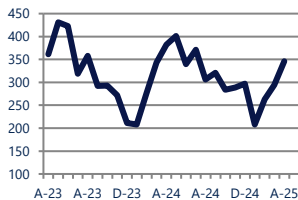
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DURHAM COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

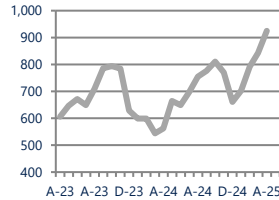
346



**Down -9%**  
Vs. Year Ago

## Active Inventory

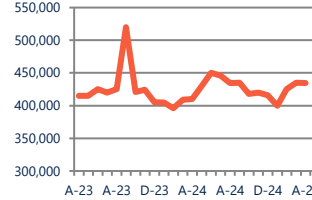
925



**Up 65%**  
Vs. Year Ago

## Median Sale Price

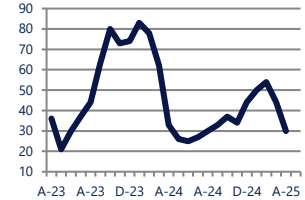
\$434,495



**Up 6%**  
Vs. Year Ago

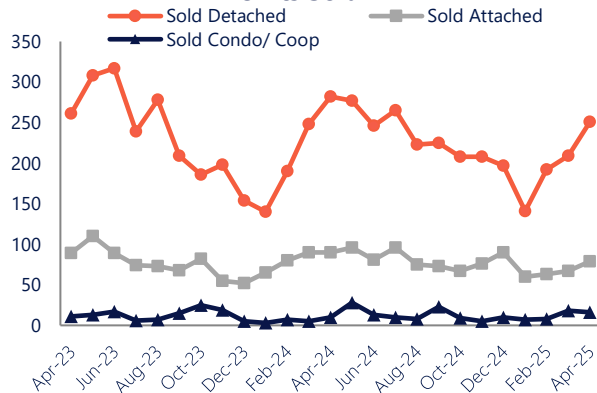
## Days On Market

30



**Down -9%**  
Vs. Year Ago

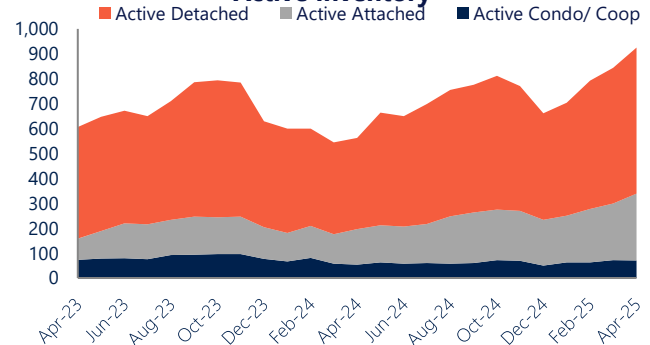
## Units Sold\*



## Units Sold

There was an increase in total units sold in April, with 346 sold this month in Durham County versus 294 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 363 units or 65%. The total number of active inventory this April was 925 compared to 562 in April 2024. This month's total of 925 is higher than the previous month's total supply of available inventory of 843, an increase of 10%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Durham County Homes was \$410,000. This April, the median sale price was \$434,495, an increase of 6% or \$24,495 compared to last year. The current median sold price is approximately the same as the median price in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Durham County are defined as properties listed in zip code/s.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TRIANGLE and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TRIANGLE or Long & Foster Real Estate, Inc.

**LONG & FOSTER**  
REAL ESTATE



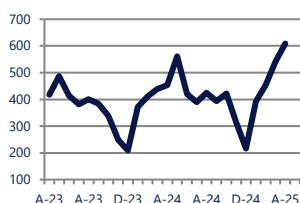
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DURHAM COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

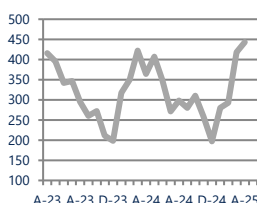
609



**Up 34%**  
Vs. Year Ago

## Current Contracts

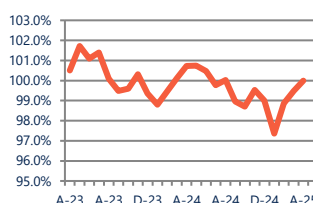
443



**Up 22%**  
Vs. Year Ago

## Sold Vs. List Price

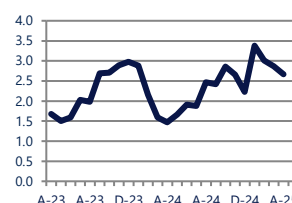
100.0%



**Down -0.7%**  
Vs. Year Ago

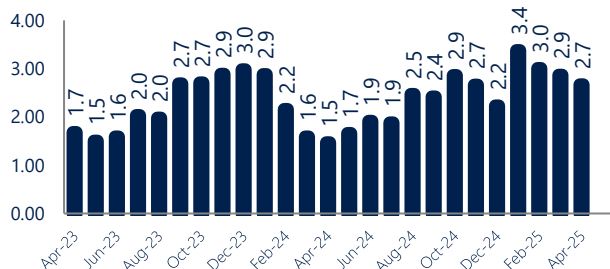
## Months of Supply

2.7



**Up 82%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

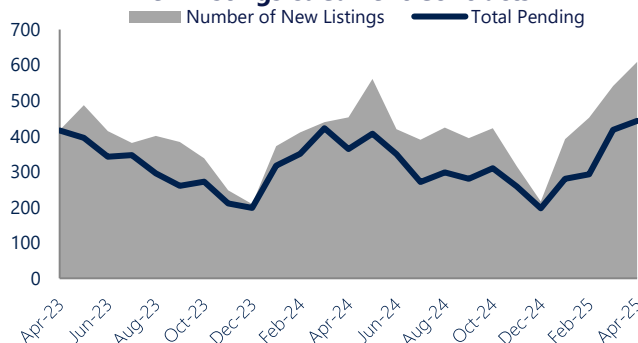
In April, there was 2.7 months of supply available in Durham County, compared to 1.5 in April 2024. That is an increase of 82% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

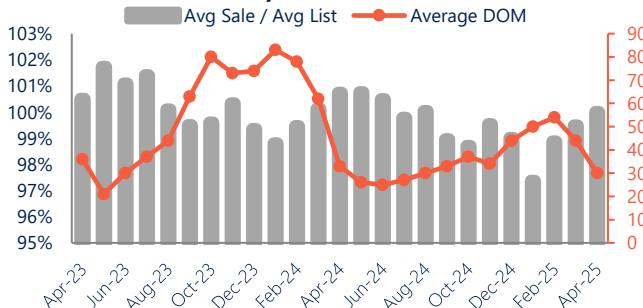
## New Listings & Current Contracts

This month there were 609 homes newly listed for sale in Durham County compared to 453 in April 2024, an increase of 34%. There were 443 current contracts pending sale this April compared to 364 a year ago. The number of current contracts is 22% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Durham County was 100.0% of the average list price, which is 0.7% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 33, a decrease of 9%.

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