

# THE LONG & FOSTER MARKET MINUTE™

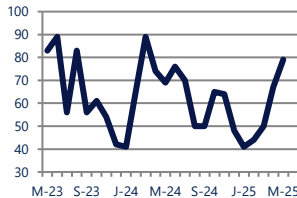
FOCUS ON: **NORTH DURHAM AREA HOUSING MARKET**

MAY 2025

Zip Code(s): 27704, 27712 and 27503

## Units Sold

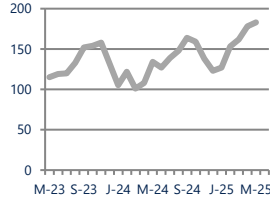
79



Up 14%  
Vs. Year Ago

## Active Inventory

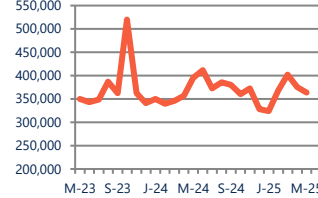
183



Up 37%  
Vs. Year Ago

## Median Sale Price

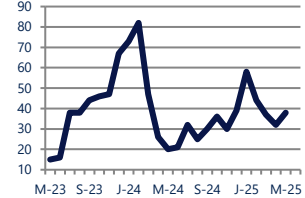
\$364,000



Down -8%  
Vs. Year Ago

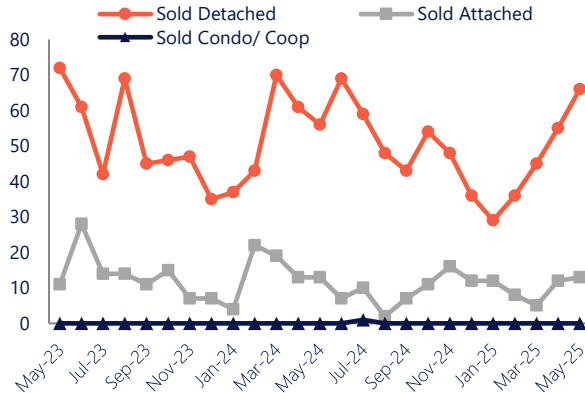
## Days On Market

38



Up 90%  
Vs. Year Ago

### Units Sold\*



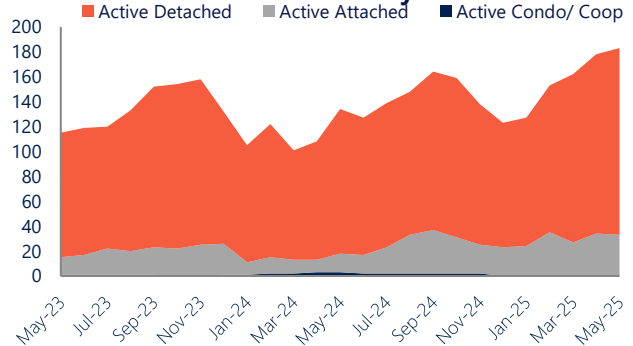
## Units Sold

There was an increase in total units sold in May, with 79 sold this month in North Durham Area versus 67 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 14% versus May 2024.

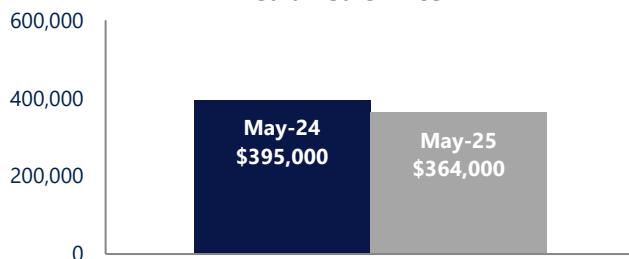
## Active Inventory

Versus last year, the total number of homes available this month is higher by 49 units or 37%. The total number of active inventory this May was 183 compared to 134 in May 2024. This month's total of 183 is higher than the previous month's total supply of available inventory of 178, an increase of 3%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for North Durham Area Homes was \$395,000. This May, the median sale price was \$364,000, a decrease of 8% or \$31,000 compared to last year. The current median sold price is 3% lower than in April.

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

North Durham Area are defined as properties listed in zip code/s 27704, 27712 and 27503.

\*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.

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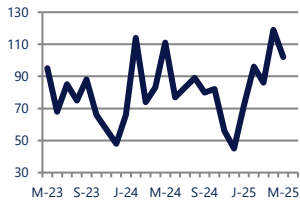
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MAY 2025

Zip Code(s): 27704, 27712 and 27503

## New Listings

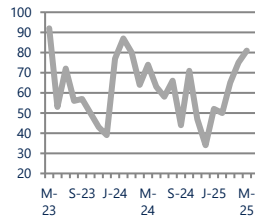
102



**Down -8%**  
Vs. Year Ago

## Current Contracts

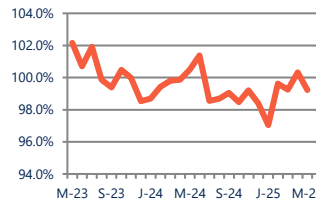
81



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

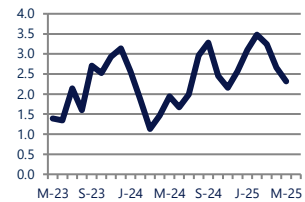
99.2%



**Down -1.3%**  
Vs. Year Ago

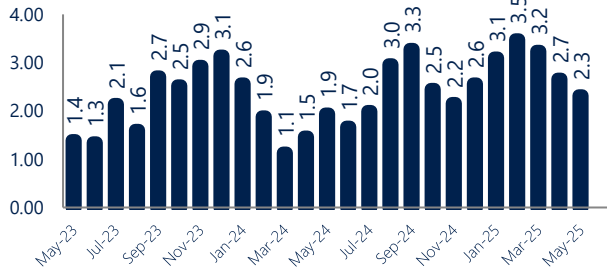
## Months of Supply

2.3



**Up 20%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

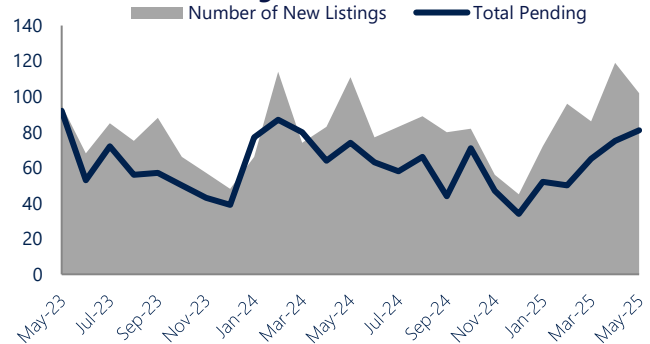
In May, there was 2.3 months of supply available in North Durham Area, compared to 1.9 in May 2024. That is an increase of 19% versus a year ago.

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.

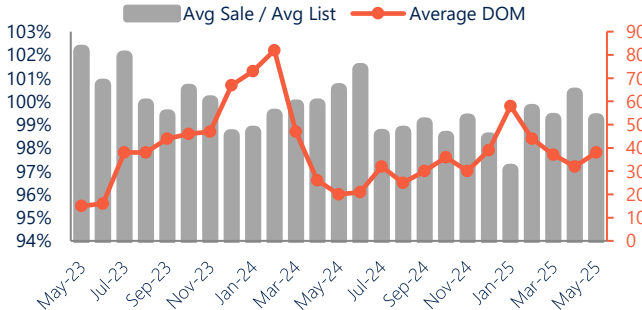
## New Listings & Current Contracts

This month there were 102 homes newly listed for sale in North Durham Area compared to 111 in May 2024, a decrease of 8%. There were 81 current contracts pending sale this May compared to 74 a year ago. The number of current contracts is 9% higher than last May.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In May, the average sale price in North Durham Area was 99.2% of the average list price, which is 1.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 20, an increase of 90%.

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