

Market Report - November 2025

Total number of listings selected: 609. All Property Types. All Architectural Styles. Selected Regions: Durham. All Cities. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$838,111	\$844,956	-0.8%	\$902,337	↓ -7.1%	\$884,210	\$921,256	-4.0%
Median Price	\$782,000	\$800,000	-2.3%	\$850,000	↓ -8.0%	\$829,000	\$860,000	-3.6%
Transaction Volume	609	728	↓ -16.3%	741	↓ -17.8%	7,829	8,822	↓ -11.3%
Average List Price	\$934,251	\$949,346	-1.6%	\$982,631	-4.9%	\$986,247	\$1,003,553	-1.7%
Median List Price	\$822,450	\$849,000	-3.1%	\$879,950	↓ -6.5%	\$875,000	\$899,000	-2.7%
New Listings Volume	1,228	1,856	↓ -33.8%	1,254	-2.1%	20,889	18,998	↑ 10.0%
% Above List Price	24.1%	22.3%	8.5%	34.8%	↓ -30.7%	32.2%	45.2%	↓ -28.7%
% At List Price	4.1%	5.2%	↓ -21.4%	4.5%	↓ -7.8%	4.4%	3.8%	↑ 13.3%
% Below List Price	71.8%	72.5%	-1.1%	60.7%	↑ 18.2%	63.4%	51.0%	↑ 24.5%
Average SP/LP	98.8%	98.9%	-0.1%	100.9%	-2.1%	100.1%	102.6%	-2.4%
Median SP/LP	97.9%	97.9%	-0.0%	98.8%	-0.9%	98.6%	99.7%	-1.1%
Average Days On Market	32	30	5.5%	25	↑ 27.2%	25	21	↑ 20.8%
Median Days On Market	22	21	4.8%	17	↑ 29.4%	16	13	↑ 23.1%
Terminations Volume	765	1,061	↓ -27.9%	690	↑ 10.9%	9,589	7,632	↑ 25.6%
Total Dollar Volume	\$510,409,576	\$615,128,291	↓ -17.0%	\$668,631,383	↓ -23.7%	\$6,922,476,697	\$8,126,399,975	↓ -14.8%

Generated on December 10, 2025 using The Habistat's Analytics Platform, in partnership with PropTx. Data subject to change.