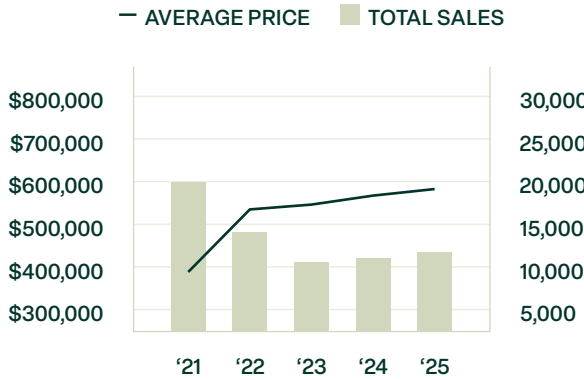


RALEIGH-DURHAM-CHAPEL HILL MSA/THE TRIANGLE MARKET

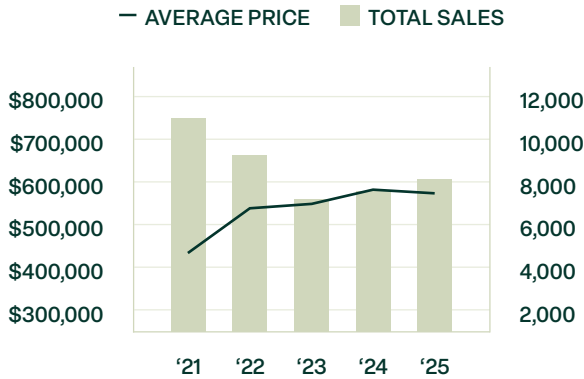


	2025	2024	% CHG
Total Sales	11,209	10,983	2.1
Price per Sq. Ft.	\$246	\$245	0.4
Days on Market	43	33	30.3
Avg. Sales Price	\$571,499	\$572,153	-0.1
Total Volume	\$6,405,940,310	\$6,283,956,209	1.9

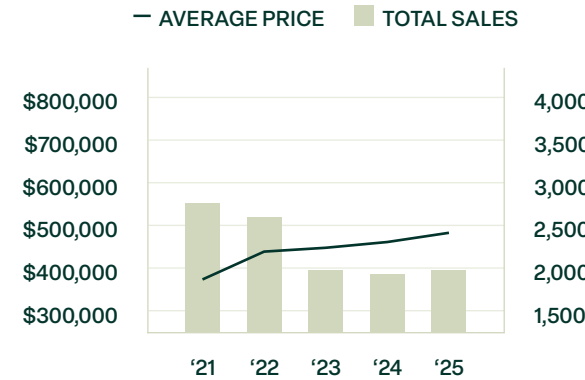


WAKE COUNTY

	2025	2024	% CHG
Total Sales	8,018	7,860	2.0
Price per Sq. Ft.	\$239	\$241	-0.8
Days on Market	44	33	33.3
Avg. Sales Price	\$574,625	\$580,091	-0.9
Total Volume	\$4,607,347,081	\$4,559,513,009	1.0

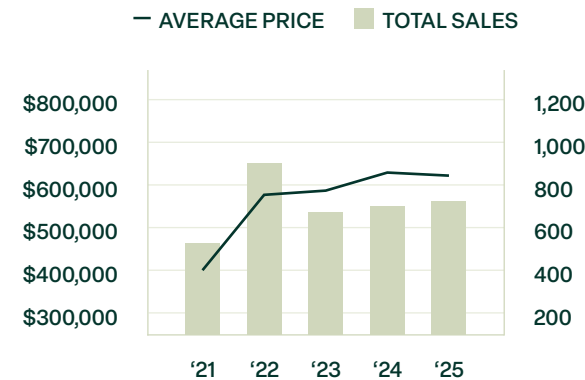


DURHAM COUNTY



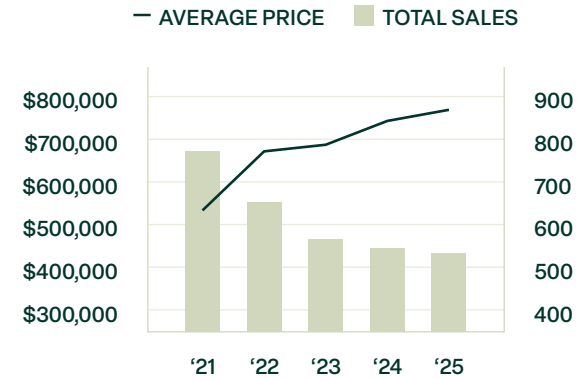
	2025	2024	% CHG
Total Sales	1,957	1,897	3.2
Price per Sq. Ft.	\$248	\$245	1.2
Days on Market	37	33	12.1
Avg. Sales Price	\$483,096	\$465,485	3.8
Total Volume	\$945,419,433	\$883,025,472	7.1

ORANGE COUNTY



	2025	2024	% CHG
Total Sales	696	679	2.5
Price per Sq. Ft.	\$290	\$278	4.3
Days on Market	35	28	25.0
Avg. Sales Price	\$628,214	\$635,345	-1.1
Total Volume	\$437,865,726	\$431,398,982	1.5

CHATHAM COUNTY



	2025	2024	% CHG
Total Sales	537	547	-1.8
Price per Sq. Ft.	\$275	\$271	1.5
Days on Market	59	51	15.7
Avg. Sales Price	\$773,386	\$749,577	3.2
Total Volume	\$415,308,068	\$410,018,746	1.3

RALEIGH-DURHAM-CHAPEL HILL

Market Performance
at a Glance

The first half of 2025 brought a distinct rhythm to the Triangle's real estate market. After a brief early-year lull, inventory steadily increased, giving Nest buyers a wider selection—and a growing number of listings now come with price reductions. Still, sellers remain in the driver's seat, with sales volume matching the same period in 2024—prices haven't dropped yet.

As inventory continues its usual rise through the second half of the year, we expect the market to gradually tilt toward buyers. Our agents are already picking up on this shift and monitoring it closely, and we anticipate it will become clear in year-end trends.

At Nest Realty, we're ready to guide you with insight and precision as the Triangle market evolves.

TOTAL SALES

11,209

+2.1% Year Over Year

DAYS ON MARKET

43

+30.3% Year Over Year

AVERAGE SALES PRICE

\$571,499

-0.1% Year Over Year

NEW LISTINGS

17,822

+17.5% Year Over Year