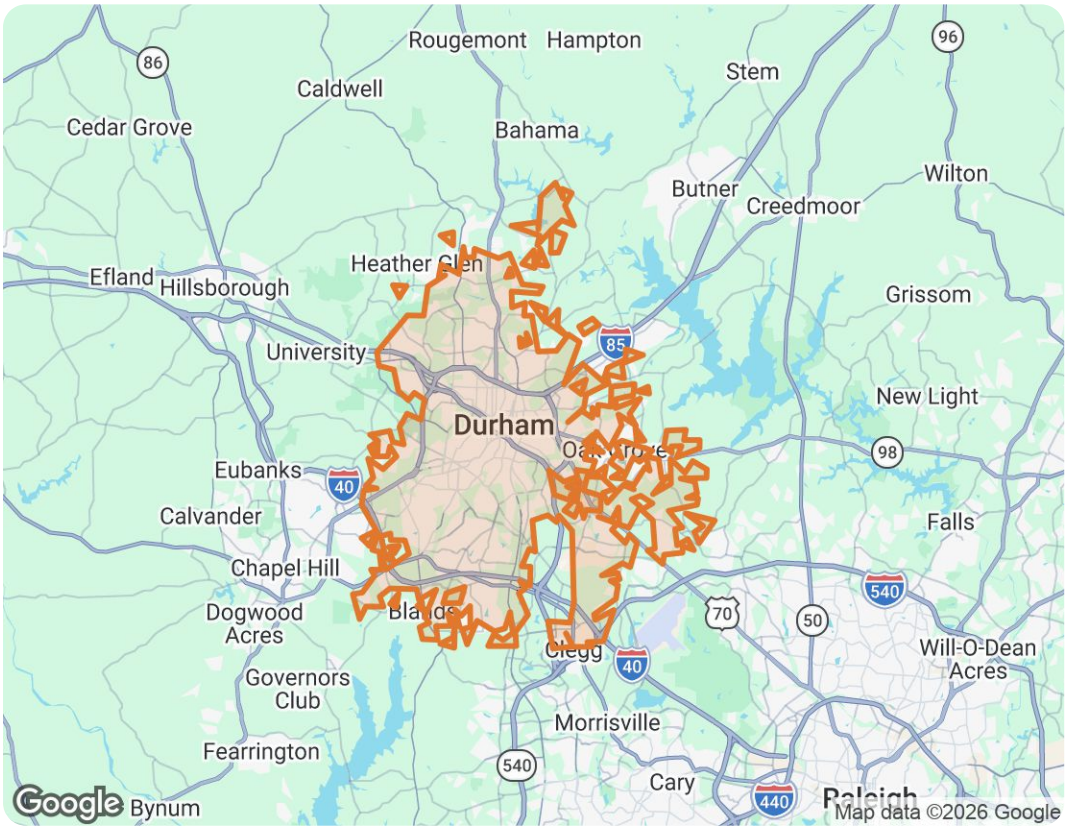
Durham, North Carolina





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jodi@realestateexperts.net

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Real Estate Experts

NC

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The appraisers' comps are inappropriate. 308 W. Barbee Chapel Road is in appropriate because of its luxury positioning and $1.1125 million sale price. 134 S. Camellia Street is geographically plausible but substantially undersized and of a far inferior level of finish details.

The comps in this report are more accurate.

1. **119 Jones Creek Place** as the best primary comp because it is in the neighborhood. (This comp was used by the appraiser)
2. **120 Nolen Lane** has similar finish details and is built in the same timeframe
3. **302 Edgewater Circle** has a finished basement and has similar finish details and is a similar age
4. **134 S. Camellia Street** is only appropriate as a supplemental nearby townhome sale.
5. **308 W. Barbee Chapel Road** is only appropriate in a broader market context, not a direct valuation comp because it is a high-end luxury townhome.

The comps suggest a valuation of $720,000 but my professional opinion is that the refined value -- $673,000 – is the correct valuation for 236 Towne Ridge Lane.

Durham, North Carolina

Market Trends

Market Trends for Durham, North Carolina

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.09	98.1%	27	$407,000
↑ 0.49% MoM	↑ 0.03% MoM	↓ 35.71% MoM	↓ 3.1% MoM

October 2026 Median Estimated Property Value

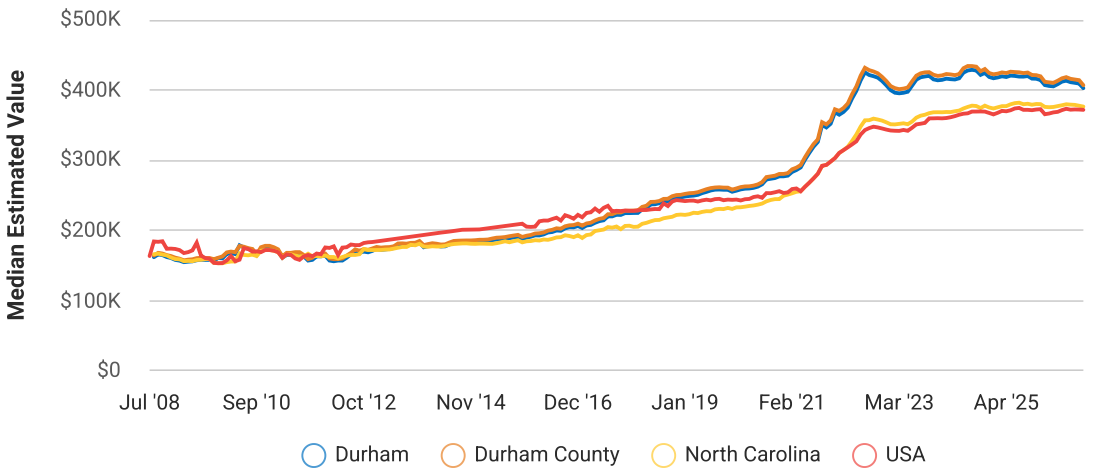
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$402,680	-1.6%	-3.3%



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Durham, North Carolina

October 2026 Active Listings

Durham, North Carolina

Single Family + Condo/Townhouse/Apt.

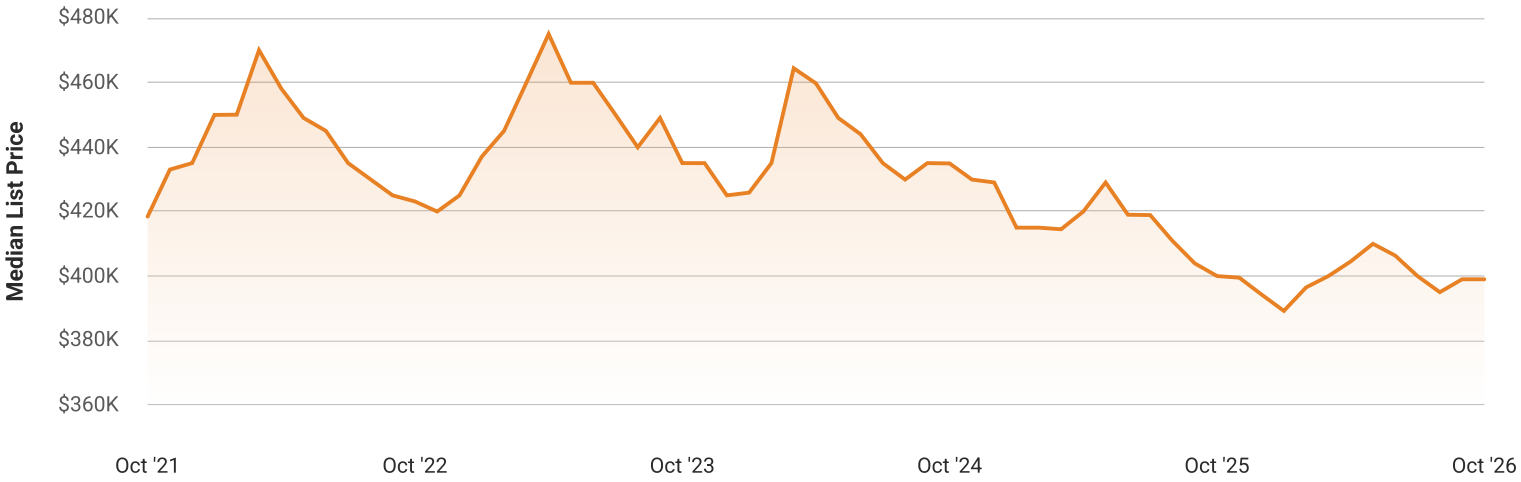
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $399,000

0% Month over Month



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Durham, North Carolina

October 2026 Sold Listings

Durham, North Carolina

Single Family + Condo/Townhouse/Apt.

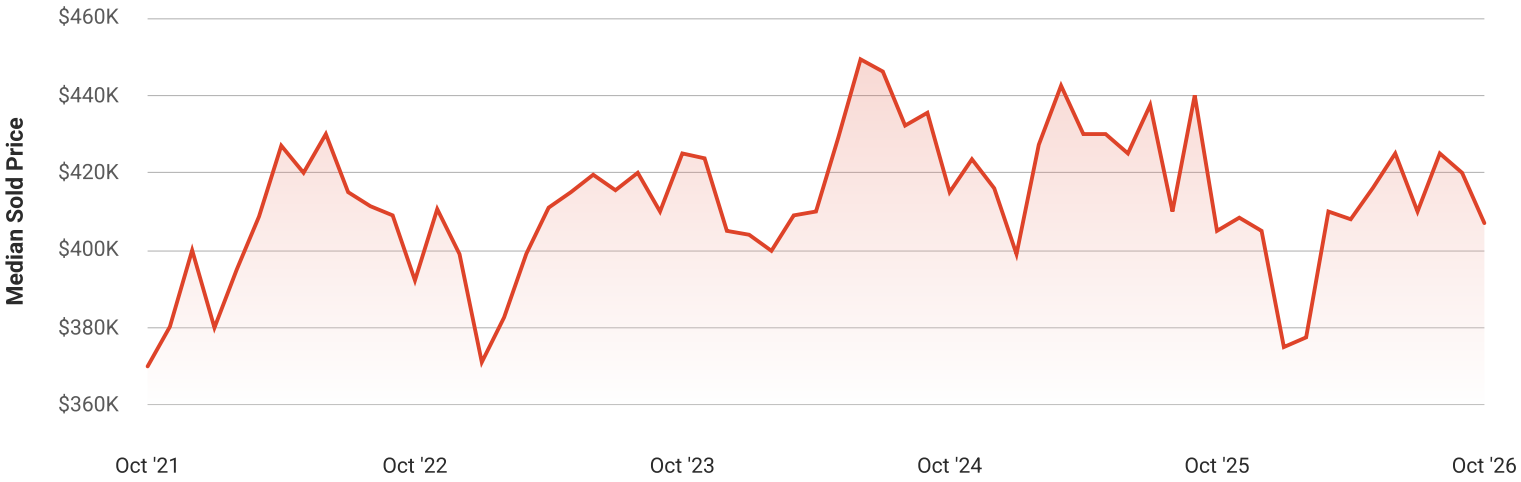
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $407,000

3.1% Month over Month



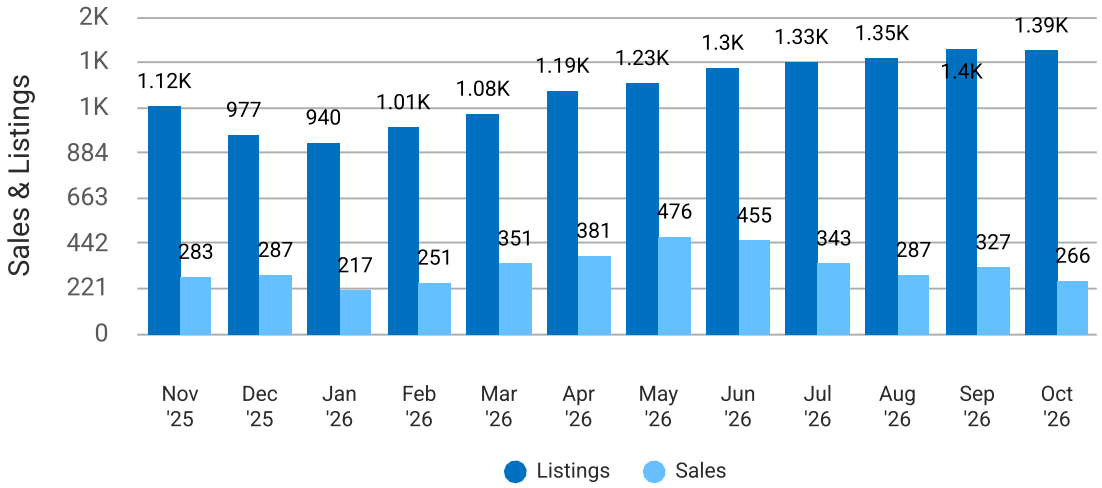
Total Sales and Active Listings in Durham, North Carolina

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Durham, North Carolina

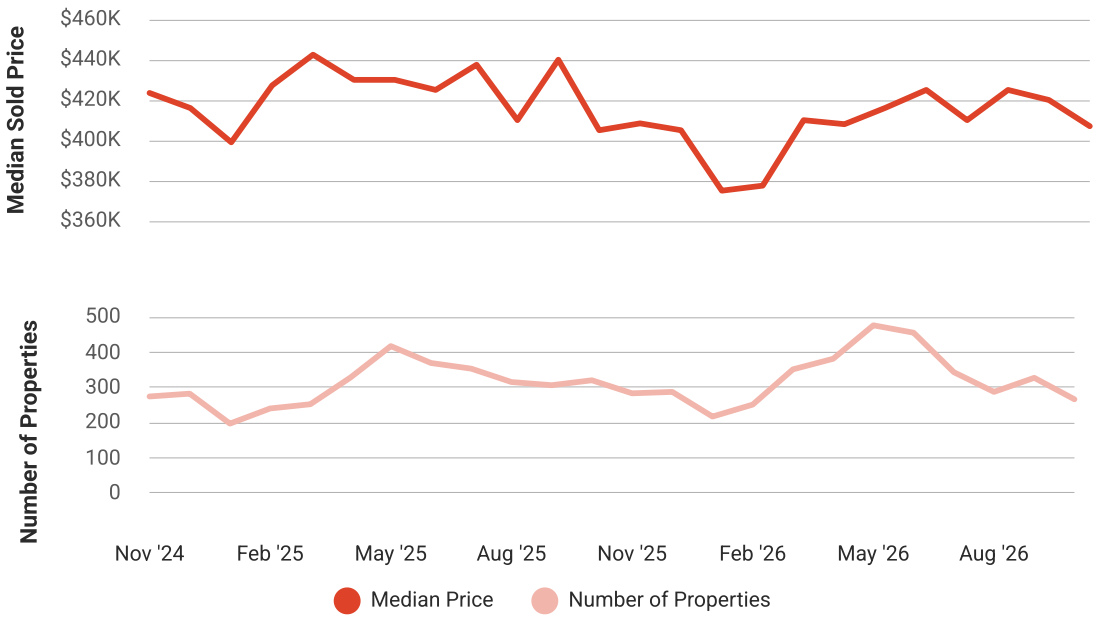
Median Sold Price vs Sold Listings in Durham, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



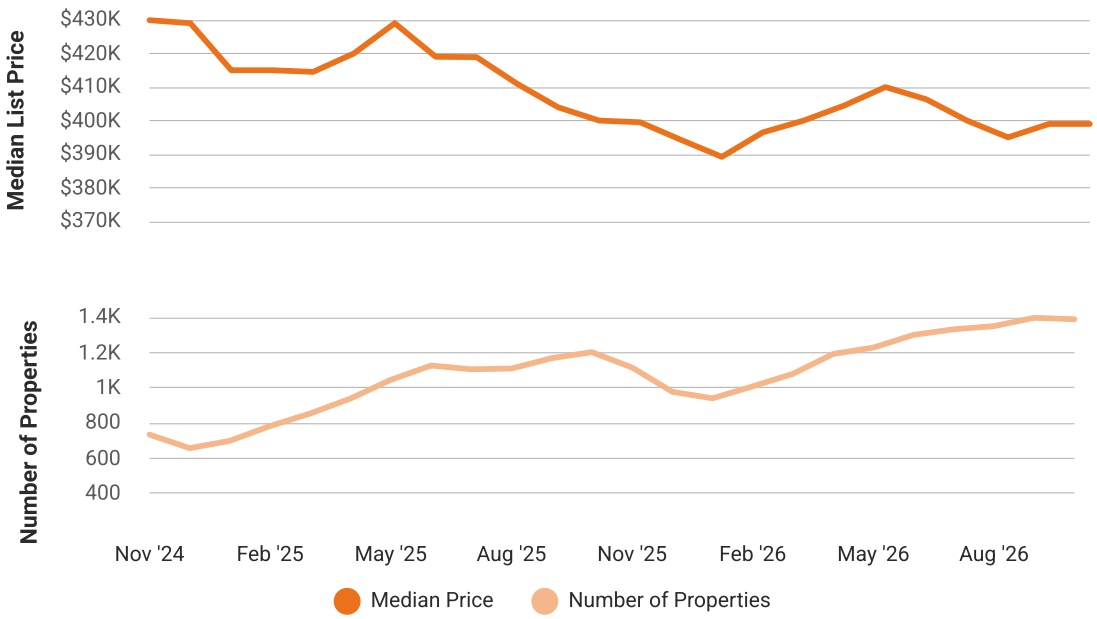
Median List Price vs Active Listings in Durham, North Carolina

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Durham, North Carolina

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$402,680	$409,310 -1.62%	$411,270 -2.09%	$416,330 -3.28%	$421,630 -4.49%	$420,300 -4.19%
Median Sold Price Last Updated: 10/31/2026	$407,000	$420,000 -3.1%	$409,990 -0.73%	$405,000 +0.49%	$415,000 -1.93%	$425,000 -4.24%
Median List Price Last Updated: 10/31/2026	$399,000	$399,000 0%	$399,990 -0.25%	$400,000 -0.25%	$434,900 -8.25%	$435,000 -8.28%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

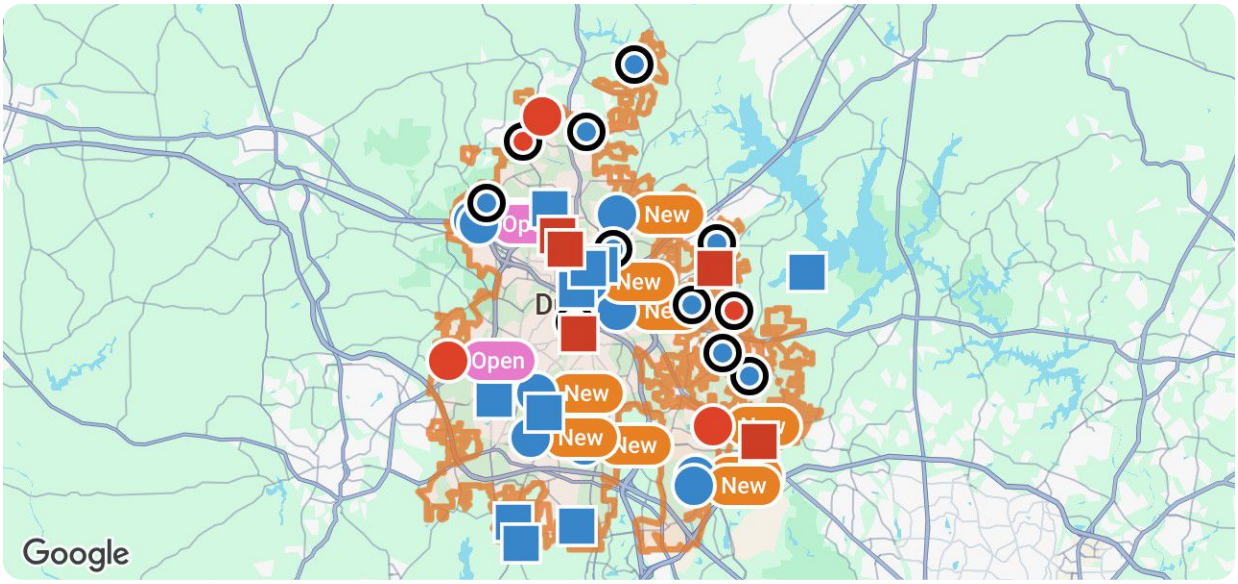
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Durham, North Carolina

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Distressed Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	$169,000	$265,000	$240,000	$154,990
Median Listing Price / Est.Value	$367,450	$411,995	$370,000	$299,123
Highest Listing Price / Est.Value	$819,500	$650,000	$527,990	$800,000
Average Price / sqft	$199	$214	$205	$187
Median Price / sqft	$202	$207	$195	$180
Average Days in RPR	2	53	45	51
Median Days in RPR	2	54	21	52
Total Volume	$3,811,190	$4,274,890	$3,776,990	$3,212,155
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

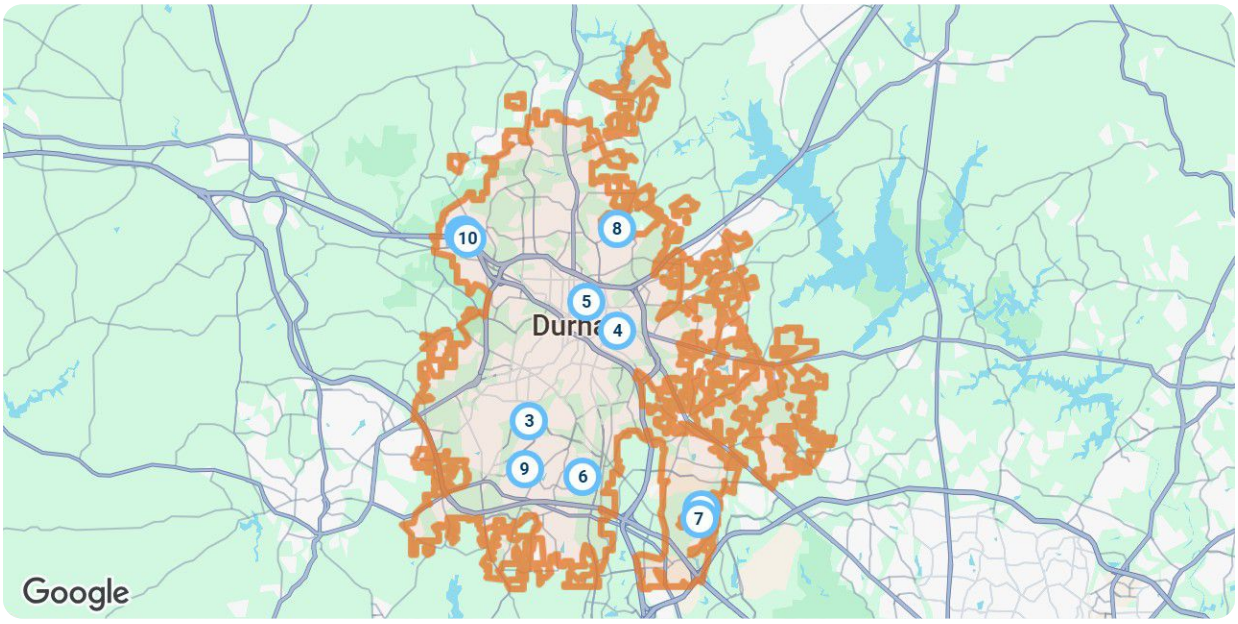
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Durham, North Carolina

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **1514 Cotherstone Dr Durham, NC 27712** MLS ID: 10203574 Active / For Sale *Listing Courtesy of Offerpad Brokerage LLC*	Single Family	4/3	1,782	0.58 acres	1979	11/16/2026 – days	$374,900 $210/sq ft
2  **505 Felicia St Durham, NC 27704** MLS ID: 10203612 Active / For Sale *Listing Courtesy of Real Broker, LLC*	Single Family	3/3	1,976	6,970 sqft	2007	11/16/2026 – days	$329,000 $166/sq ft
3  **3323 Hinson Dr Durham, NC 27704** MLS ID: 10203639 Active / For Sale *Listing Courtesy of Fathom Realty NC, LLC*	Single Family	3/1	1,044	9,583 sqft	1940	11/16/2026 – days	$169,000 $162/sq ft
4  **508 Jerome Rd Durham, NC 27713** MLS ID: 10203632 Active / For Sale *Listing Courtesy of Offerpad Brokerage LLC*	Single Family	4/3	2,285	0.28 acres	2011	11/16/2026 – days	$459,900 $201/sq ft
5  **108 Marietta Way Durham, NC 27703** MLS ID: 10203571 Active / For Sale *Listing Courtesy of Compass -- Raleigh*	Condo/Townhouse/Apt.	3/3	1,926	2,178 sqft	2020	11/16/2026 – days	$390,000 $202/sq ft

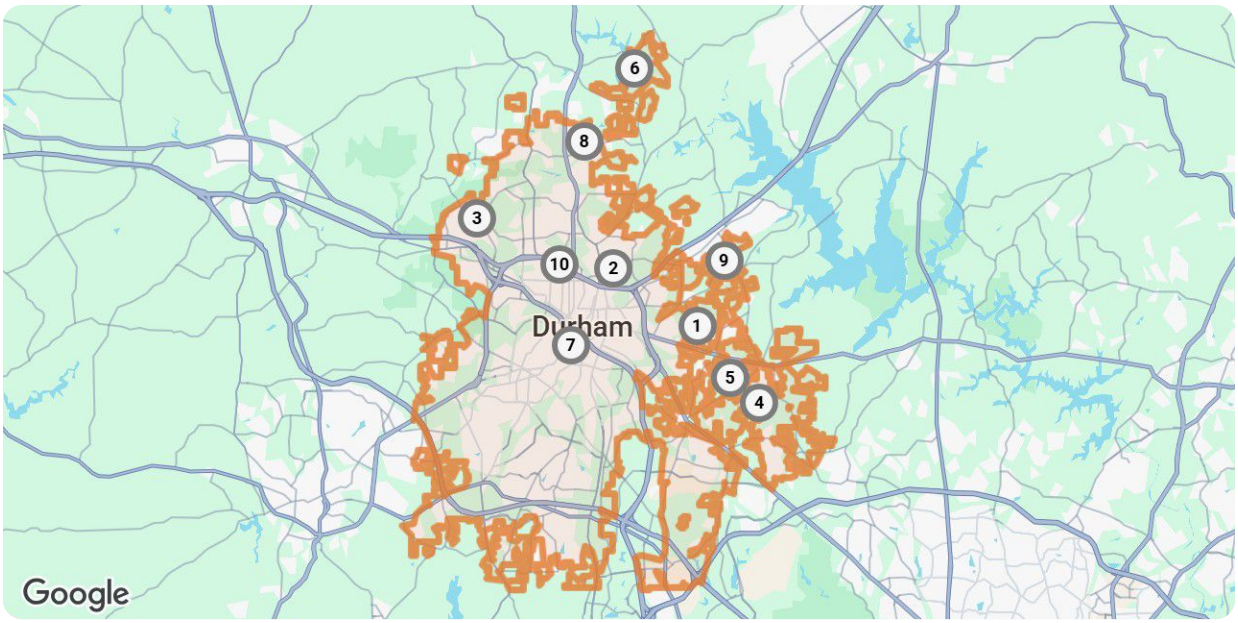
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Durham, North Carolina

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **1217 Atticus Way** **Durham, NC 27703** MLS ID: 10203489 Active / For Sale *Listing Courtesy of Coldwell Banker Advantage*	Single Family	4/5	3,789	7,840 sqft	2017	11/15/2026 1 day	$819,500 $216/sq ft
7  **1008 Bridgewater Dr** **Durham, NC 27704** MLS ID: 10203507 Active / For Sale *Listing Courtesy of Real Broker, LLC*	Single Family	4/3	2,230	7,405 sqft	2021	11/15/2026 1 day	$360,000 $161/sq ft
8  **5500 Fortunes Ridge Dr, Apt 86** **Durham, NC 27713** MLS ID: 10203466 Active / For Sale *Listing Courtesy of Mark Spain Real Estate*	Condo/Townhouse/Apt.	3/2	1,342	1,306 sqft	1984	11/14/2026 2 days	$249,000 $186/sq ft
9  **228 Sandlewood Dr** **Durham, NC 27712** MLS ID: 10203485 Active / For Sale *Listing Courtesy of Better Homes & Gardens Real Es*	Single Family	2/2	1,365	0.46 acres	1964	11/14/2026 2 days	$374,900 $275/sq ft
10  **1011 Tofino Dr** **Durham, NC 27704** MLS ID: 10203448 Active / For Sale *Listing Courtesy of Starlight Homes NC LLC*	Condo/Townhouse/Apt.	3/3	1,386	3,049 sqft	2026	11/14/2026 2 days	$284,990 $206/sq ft

Pending

Source: Listings



Legend

Pending

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Durham, North Carolina

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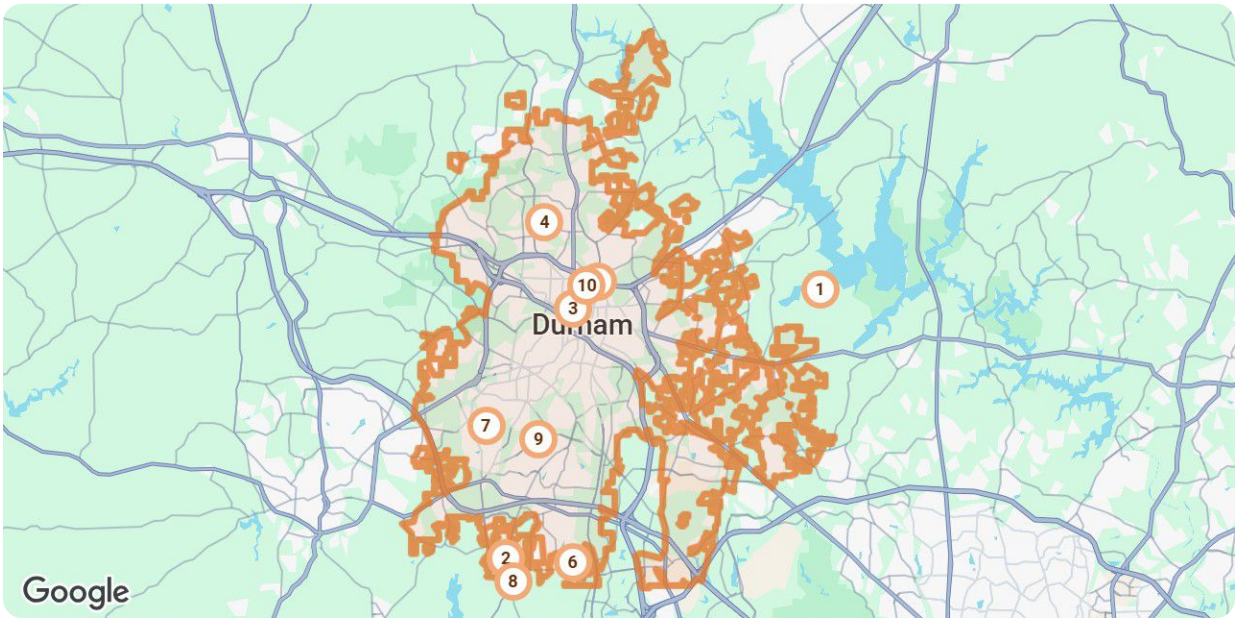
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **1103 Camden Ave, Apt A** **Durham, NC 27701** MLS ID: 10203563 Pending / For Sale *Listing Courtesy of Compass -- Raleigh*	Condo/Townhouse/Apt.	3/3	1,536	– 2026	11/9/2026	$345,000 $225/sq ft	11/16/2026 7 days
2	 **1328 Clermont Rd** **Durham, NC 27713** MLS ID: 10192109 Pending / For Sale *Listing Courtesy of Nest Realty of the Triangle*	Single Family	4/2	1,691	0.31 acres 1969	9/10/2026	$420,000 $248/sq ft	11/16/2026 67 days
3	 **508 Crestview Dr** **Durham, NC 27712** MLS ID: 10181156 Pending / For Sale *Listing Courtesy of Howard Hanna Allen Tate Cary*	Single Family	3/2	1,850	0.72 acres 1967	7/19/2026	$379,000 $205/sq ft	11/16/2026 120 days
4	 **1452 Hatteras Rd** **Durham, NC 27704** MLS ID: 10199240 Pending / For Sale *Listing Courtesy of Meritage Homes of the Carolina*	Single Family	5/3	2,514	7,405 sqft 2026	10/19/2026	$432,000 $172/sq ft	11/16/2026 28 days
5	 **1007 Holden Vista Cir** **Durham, NC 27704** MLS ID: 10189026 Pending / For Sale *Listing Courtesy of D.R. Horton, Inc.*	Single Family	4/3	2,203	4,792 sqft 2026	8/27/2026	$403,990 $183/sq ft	11/16/2026 81 days
6	 **118 Laurston Ct** **Durham, NC 27712** MLS ID: 10199517 Pending / For Sale *Listing Courtesy of West & Woodall Real Estate - D*	Single Family	3/3	2,167	1.07 acres 1984	10/21/2026	$434,900 $201/sq ft	11/16/2026 26 days
7	 **5819 Newhall Rd** **Durham, NC 27713** MLS ID: 10202048 Pending / For Sale *Listing Courtesy of West & Woodall Real Estate - D*	Single Family	4/2	1,688	0.38 acres 1972	11/5/2026	$350,000 $207/sq ft	11/16/2026 11 days
8	 **2705 Newquay St** **Durham, NC 27705** MLS ID: 10194910 Pending / For Sale *Listing Courtesy of Peak, Swirles & Cavallito*	Single Family	5/4	2,615	0.78 acres 1962	9/25/2026	$595,000 $228/sq ft	11/16/2026 52 days
9	 **212 Red Oak Ave** **Durham, NC 27707** MLS ID: 10194148 Pending / For Sale *Listing Courtesy of Opendoor Brokerage LLC*	Single Family	4/2	1,281	8,712 sqft 1950	9/22/2026	$265,000 $207/sq ft	11/16/2026 55 days
10	 **622 Sherron Rd** **Durham, NC 27703** MLS ID: 10188344 Pending / For Sale *Listing Courtesy of Coldwell Banker HPW*	Single Family	4/3	2,437	0.45 acres 2026	8/24/2026	$650,000 $267/sq ft	11/16/2026 84 days

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Durham, North Carolina

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **713 Arnette Ave** **Durham, NC 27701** MLS ID: 10194731 Closed / For Sale *Courtesy of Nest Realty of the Triangle*	Single Family	3/2	1,906	8,712 sqft 1910	11/16/2026 26 days	$350,000 $184/sq ft	↑ 0.29%
2  **6 S Berrymeadow Ln** **Durham, NC 27703** MLS ID: 10198708 Closed / For Sale *Courtesy of Saunders Realty*	Single Family	3/3	1,688	10,019 sqft 2000	11/16/2026 13 days	$240,000 $142/sq ft	↓ 23.81%
3  **113 Brier Ridge Dr** **Durham, NC 27703** MLS ID: 10188451 Closed / For Sale *Courtesy of Keller Williams Realty Cary*	Condo/Townhouse/Apt.	4/4	1,938	2,178 sqft 2018	11/16/2026 16 days	$330,000 $170/sq ft	↓ 2.63%
4  **1033 Cuthbert Ln** **Durham, NC 27703** MLS ID: 10195611 Closed / For Sale *Courtesy of EXP Realty LLC*	Single Family	2/2	1,368	4,792 sqft 2017	11/16/2026 7 days	$445,000 $325/sq ft	–
5  **1023 Gemstone Way** **Durham, NC 27703** MLS ID: 10168085 Closed / For Sale *Courtesy of Lennar Carolinas LLC*	Single Family	5/4	2,881	6,098 sqft 2026	11/16/2026 11 days	$527,990 $183/sq ft	↓ 0.56%

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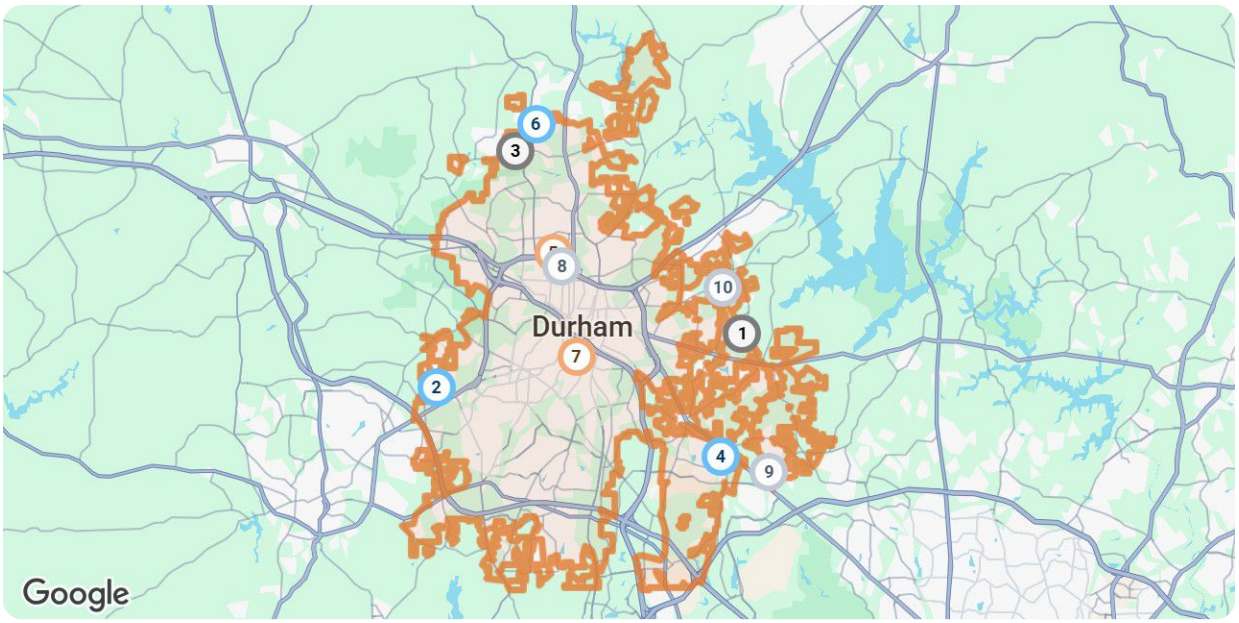
Durham, North Carolina

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Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **713 Quartz Dr** **Durham, NC 27703** MLS ID: 10185606 Closed / For Sale *Courtesy of Keller Williams Legacy*	Single Family	3/2	1,270	9,148 sqft 1999	11/16/2026 49 days	$285,000 $224/sq ft	–
7  **2003 Slading Trl** **Durham, NC 27703** MLS ID: 10174057 Closed / For Sale *Courtesy of Lennar Carolinas LLC*	Single Family	3/3	1,924	4,791 sqft 2026	11/16/2026 124 days	$390,000 $203/sq ft	↓ 2.5%
8  **4111 Toroella St** **Durham, NC 27704** MLS ID: 10196584 Closed / For Sale *Courtesy of West & Woodall Real Estate - D*	Single Family	3/2	1,129	0.26 acres 1972	11/16/2026 5 days	$250,000 $221/sq ft	↓ 7.06%
9  **3 Danforth Pl** **Durham, NC 27712** MLS ID: 10166410 Closed / For Sale *Courtesy of Real Broker, LLC - Carolina Collective Realty*	Single Family	4/3	2,616	0.4 acres 1990	11/13/2026 157 days	$490,000 $187/sq ft	↓ 1.98%
10  **1128 Southpoint Trl** **Durham, NC 27713** MLS ID: 10190267 Closed / For Sale *Courtesy of Real Broker, LLC - Carolina Collective Realty*	Condo/Townhouse/Apt.	3/3	2,263	3,485 sqft 2017	11/13/2026 40 days	$469,000 $207/sq ft	–

Distressed

Source: Public Records and Listings



Legend

- Active For Sale
- Pending
- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

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Durham, North Carolina

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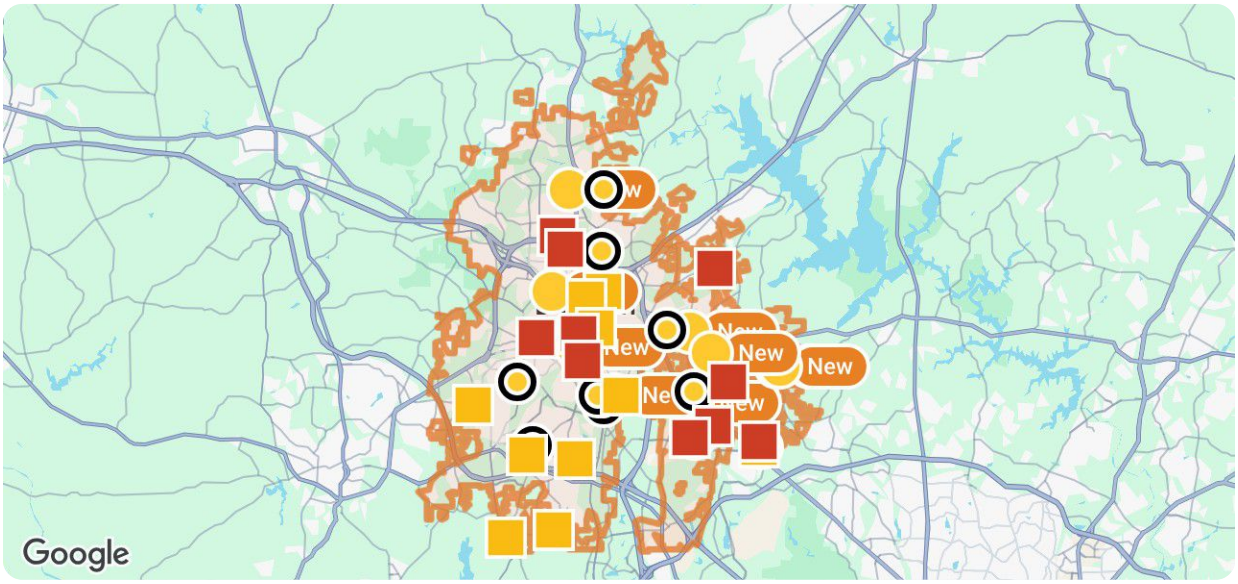
Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **4314 Klein Dr** **Durham, NC 27705** MLS ID: 10199999 Active / For Sale *Listing Courtesy of Marie Austin Realty*	Single Family	4/3	3,585	0.34 acres 1995	10/23/2026 24 days	$800,000 $223/sq ft	9/14/2026 Notice of Foreclosure Sale
2  **3009 Skybrook Ln** **Durham, NC 27703** Closed / Public Record	Single Family	4/3	2,088	5,227 sqft 2005	– – days	– $186/sq ft	10/22/2026 Notice of Foreclosure Sale
3  **4919 Mandel Rd** **Durham, NC 27712** MLS ID: 767199 Pending / For Sale *Listing Courtesy of MILITARY FAMILY REALTY LLC*	Single Family	3/2	1,614	0.45 acres 1976	8/6/2026 75 days	$250,000 $155/sq ft	10/6/2026 Notice of Foreclosure Sale
4  **4308 Lt66 Flintlock Ln** **Durham, NC 27704** Closed / Public Record	Condo/Townhouse/Apt.	3/3	1,794	2,178 sqft 2004	– – days	– $156/sq ft	10/13/2026 Notice of Foreclosure Sale
5  **3730 Appling Way** **Durham, NC 27703** MLS ID: 10198390 Active / For Sale *Listing Courtesy of eXp Realty, LLC - C*	Single Family	4/4	2,769	8,276 sqft 2002	10/10/2026 37 days	$425,000 $153/sq ft	10/7/2026 Notice of Foreclosure Sale
6  **9 Trimble Ct** **Durham, NC 27705** Closed / Public Record	Single Family	3/2	1,581	0.38 acres 1984	– – days	– $226/sq ft	9/17/2026 Notice of Foreclosure Sale
7  **14 Brightfield Ln** **Durham, NC 27712** MLS ID: 10192148 Active / For Sale *Listing Courtesy of Mark Spain Real Estate*	Single Family	4/3	2,673	10,454 sqft 2011	9/11/2026 66 days	$482,000 $180/sq ft	9/26/2026 Notice of Foreclosure Sale
8  **111 Dunstan Ave** **Durham, NC 27707** Closed / Public Record	Single Family	3/1	1,128	8,276 sqft 1939	– – days	– $209/sq ft	9/17/2026 Notice of Foreclosure Sale
9  **1309 A16 Hudson Ave** **Durham, NC 27705** Off Market / Public Record	Condo/Townhouse/Apt.	1/1	576	– 1984	– – days	– $269/sq ft	10/12/2026 Notice of Foreclosure Sale
10  **106 Maple Grove Ln** **Durham, NC 27703** Off Market / Public Record	Single Family	–/4	2,124	2,178 sqft 2022	– – days	– –/sq ft	9/17/2026 Notice of Foreclosure Sale

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Durham, North Carolina

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	$1,200	$1,695	$1,395	$154,990
Median Listing Price / Est.Value	$2,350	$1,970	$1,943	$304,410
Highest Listing Price / Est.Value	$3,900	$2,350	$3,000	$487,620
Average Price / sqft	$1	$1	$1	$205
Median Price / sqft	$1	$1	$1	$189
Average Days in RPR	4	41	69	–
Median Days in RPR	3	38	60	–
Total Volume	$24,295	$20,030	$21,730	$3,050,785
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

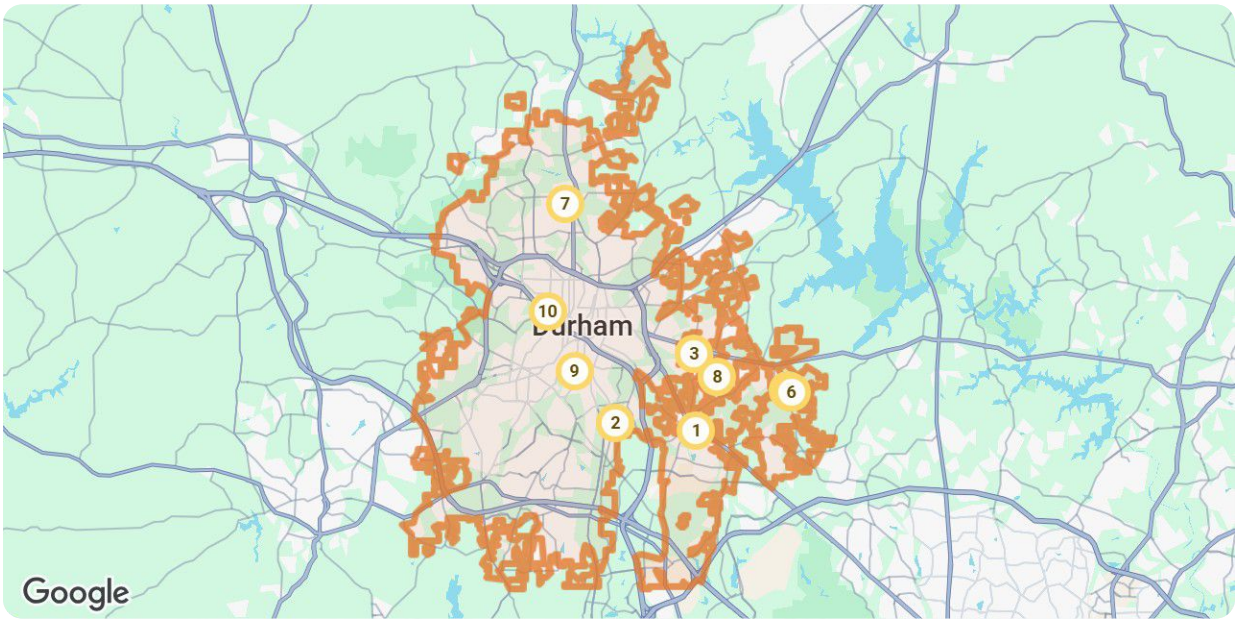
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Durham, North Carolina

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **46 Justin Ct** **Durham, NC 27705** MLS ID: 10203633 Active / For Lease *Courtesy of Wilson Property Management, In*	Condo/Townhouse/Apt.	1/1	898	1,307 sqft	1984	11/16/2026 – days	$1,200 mo. $1/sq ft
2  **212 Kayleen Ct** **Durham, NC 27713** MLS ID: 10203567 Active / For Lease *Courtesy of Block & Associates Realty*	Single Family	4/4	3,230	6,970 sqft	2016	11/16/2026 – days	$3,900 mo. $1/sq ft
3  **702 Teague Pl** **Durham, NC 27707** MLS ID: 10203630 Active / For Lease *Courtesy of Park Real Estate Management*	Condo/Townhouse/Apt.	2/2	1,277	1,307 sqft	1999	11/16/2026 – days	$2,500 mo. $2/sq ft
4  **6121 Lakefront St** **Durham, NC 27703** MLS ID: 10203484 Active / For Lease *Courtesy of RTP Properties LLC*	Single Family	5/3	2,700	6,534 sqft	2020	11/14/2026 2 days	$2,500 mo. $1/sq ft
5  **2003 Pitchfork Ln** **Durham, NC 27713** MLS ID: 10203273 Active / For Lease *Courtesy of Keller Williams Realty*	Condo/Townhouse/Apt.	3/4	–	1,307 sqft	2025	11/13/2026 3 days	$3,200 mo. –/sq ft

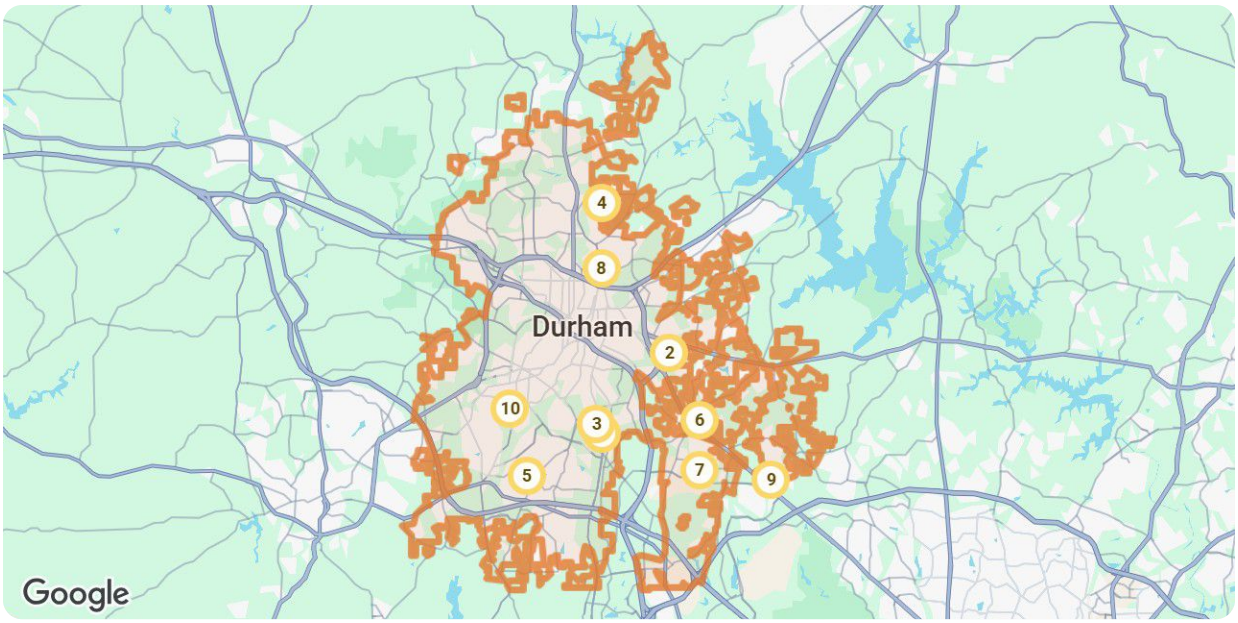
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Durham, North Carolina

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **1208 Taylor St** **Durham, NC 27701** MLS ID: 10203364 Active / For Lease *Courtesy of Mallard Realty Group*	Single Family	2/2	1,092	5,663 sqft	1918	11/13/2026 3 days	$1,950 mo. $2/sq ft
7  **3004 University Dr** **Durham, NC 27707** MLS ID: 10203348 Active / For Lease *Courtesy of Louise Beck Properties, Inc*	Single Family	3/3	1,448	10,018 sqft	1961	11/13/2026 3 days	$1,895 mo. $1/sq ft
8  **963 Daybreak Dr** **Durham, NC 27713** MLS ID: 10202942 Active / For Lease *Courtesy of Keller Williams Realty*	Condo/Townhouse/Apt.	3/3	1,930	1,307 sqft	2020	11/12/2026 4 days	$2,200 mo. $1/sq ft
9  **16 Striding Ridge Ct** **Durham, NC 27713** MLS ID: 10202793 Active / For Lease *Courtesy of Howard Hanna Allen Tate Cary*	Single Family	3/3	–	7,841 sqft	1988	11/11/2026 5 days	$2,750 mo. –/sq ft
10  **2508 Magnolia Tree Ln** **Durham, NC 27703** MLS ID: 10202711 Active / For Lease *Courtesy of Carolina First Property Management LLC*	Single Family	3/3	2,177	6,534 sqft	2015	11/10/2026 6 days	$2,200 mo. $1/sq ft

Pending

Source: Listings



Legend

Active For Lease

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Durham, North Carolina

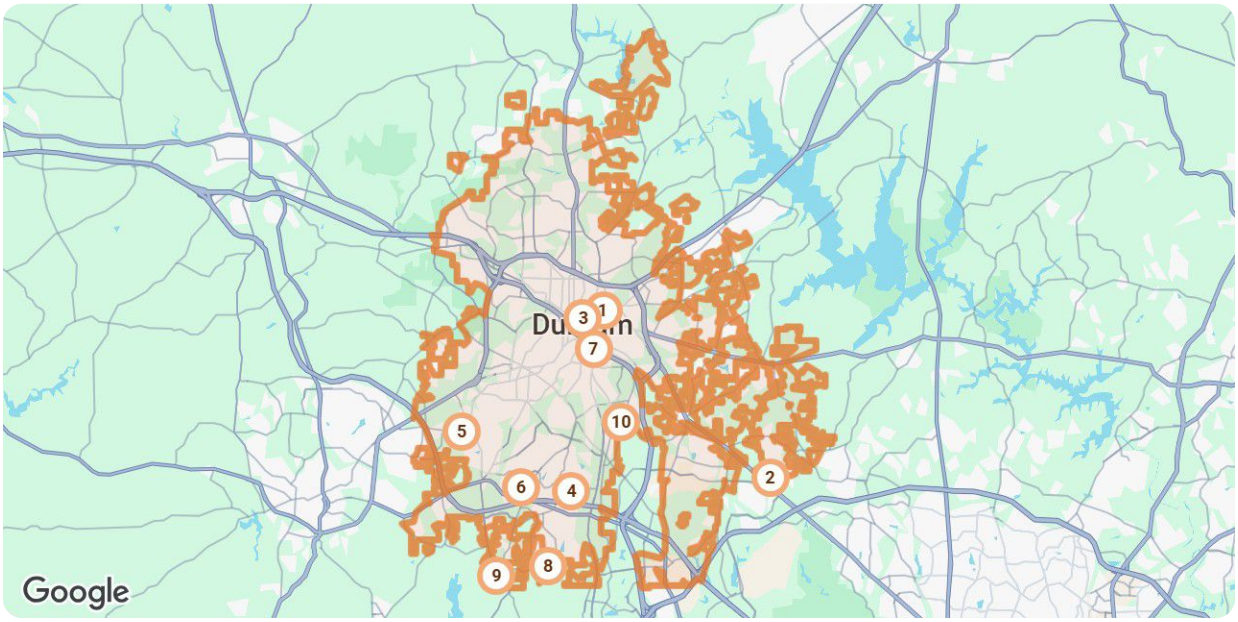
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **5 Gateview Ct** **Durham, NC 27703** MLS ID: 10202182 Pending / For Lease *Courtesy of MMVG Triangle Group LLC*	Single Family	4/3	1,980	7,405 sqft 2002	11/6/2026	$2,300 mo. $1/sq ft	11/16/2026 10 days
2	 **160 Token House Rd** **Durham, NC 27703** MLS ID: 10189098 Pending / For Lease *Courtesy of Carolina First Property Management LLC*	Condo/Townhouse/Apt.	3/3	1,987	2,178 sqft 2015	8/27/2026	$2,100 mo. $1/sq ft	11/9/2026 74 days
3	 **1009 Romeria Dr** **Durham, NC 27713** MLS ID: 10186485 Pending / For Lease *Courtesy of Primus Realty LLC*	Condo/Townhouse/Apt.	3/3	1,720	1,742 sqft 2022	8/10/2026	$1,945 mo. $1/sq ft	11/3/2026 85 days
4	 **4005 Lush Grove Dr** **Durham, NC 27704** MLS ID: 10196616 Pending / For Lease *Courtesy of ML Sullivan Property Managemen*	Condo/Townhouse/Apt.	3/3	1,557	1,307 sqft 2022	10/5/2026	$1,745 mo. $1/sq ft	11/2/2026 28 days
5	 **500 W Woodcroft Pkwy, Apt 15I** **Durham, NC 27713** MLS ID: 10200537 Pending / For Lease *Courtesy of ML Sullivan Property Managemen*	Condo/Townhouse/Apt.	2/2	1,001	2,178 sqft 1984	10/28/2026	$1,695 mo. $2/sq ft	11/2/2026 5 days
6	 **5 Bellmore Ct** **Durham, NC 27703** MLS ID: 768355 Pending / For Lease *Courtesy of SCHAMBS PROPERTY MANAGEMENT GROUP, INC.*	Single Family	4/3	2,530	5,227 sqft 2006	8/27/2026	$1,995 mo. $1/sq ft	10/28/2026 62 days
7	 **2141 Terrawood Dr** **Durham, NC 27703** MLS ID: 10196063 Pending / For Lease *Courtesy of Triangle Investment Realty*	Condo/Townhouse/Apt.	4/4	2,406	2,178 sqft 2023	10/1/2026	$2,350 mo. $1/sq ft	10/20/2026 19 days
8	 **3506 Guess Rd** **Durham, NC 27705** MLS ID: 10196565 Pending / For Lease *Courtesy of Daymark Realty*	Single Family	3/3	1,288	7,841 sqft 2021	10/4/2026	$1,800 mo. $1/sq ft	10/11/2026 7 days
9	 **306 Villanova Dr** **Durham, NC 27713** MLS ID: 10188226 Pending / For Lease *Courtesy of Oak City Properties*	Condo/Townhouse/Apt.	3/3	1,625	2,178 sqft 2021	8/23/2026	$1,850 mo. $1/sq ft	10/10/2026 48 days
10	 **1117 Everton Ave** **Durham, NC 27703** MLS ID: 10181579 Pending / For Lease *Courtesy of Oak City Properties*	Condo/Townhouse/Apt.	3/3	2,060	3,049 sqft 2025	7/21/2026	$2,250 mo. $1/sq ft	9/27/2026 68 days

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Durham, North Carolina

Closed

Source: Public Records and Listings



Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **5 Bellmore Ct** **Durham, NC 27703** MLS ID: LP768355 Closed / For Lease *Courtesy of SCHAMBS PROPERTY MANAGEMENT GROUP, INC.*	Single Family	4/3	2,542	5,227 sqft 2006	11/16/2026 62 days	– $1/sq ft	–
2  **1021 Commack Dr** **Durham, NC 27703** MLS ID: 10195694 Closed / For Lease *Courtesy of Real Triangle Properties LLC*	Condo/Townhouse/Apt.	4/4	2,227	2,613 sqft 2022	11/16/2026 47 days	– $1/sq ft	–
3  **500 Spruce St** **Durham, NC 27703** MLS ID: 10168403 Closed / For Lease *Courtesy of CityGate Real Estate Services,*	Single Family	3/3	–	3,049 sqft 2023	11/16/2026 145 days	– –/sq ft	–
4  **2519 Banner St** **Durham, NC 27704** MLS ID: 10185852 Closed / For Lease *Courtesy of ML Sullivan Property Managemen*	Single Family	3/1	1,217	8,712 sqft 1942	11/15/2026 75 days	– $2/sq ft	–
5  **3195 Delmar Dr** **Durham, NC 27703** MLS ID: 10195450 Closed / For Lease *Courtesy of V2 Elite Realty LLC*	Single Family	5/4	2,928	4,792 sqft 2026	11/15/2026 47 days	– $1/sq ft	–

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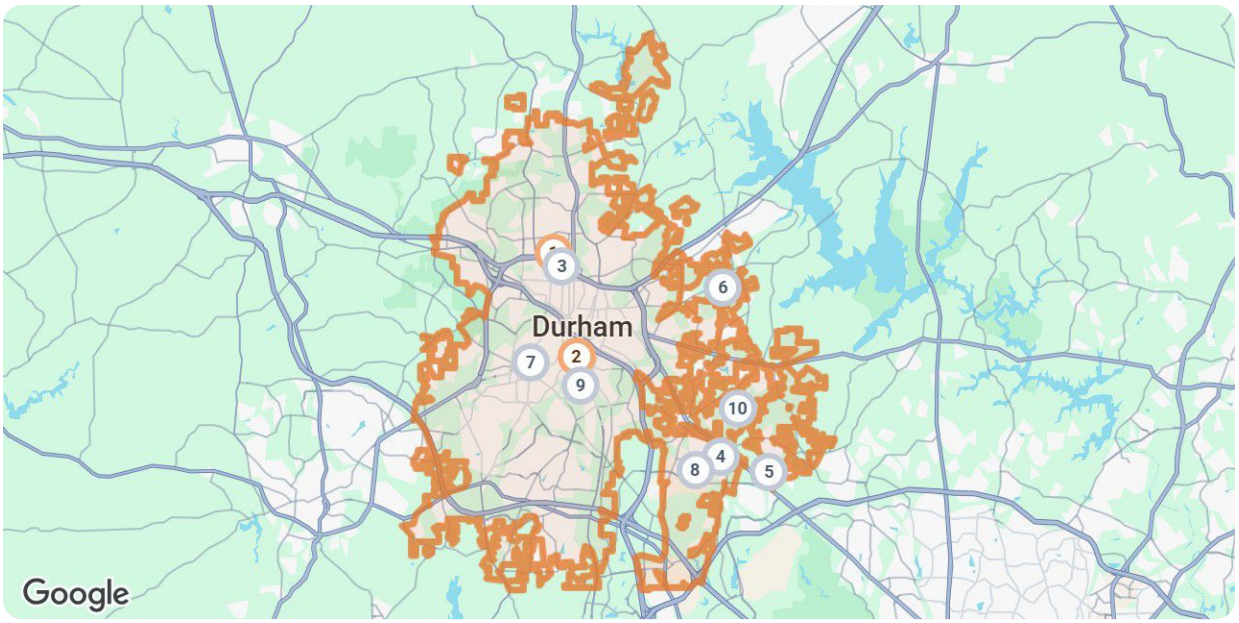
Durham, North Carolina

REAL ESTATE EXPERTS™

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **808 Glenco Rd** **Durham, NC 27703** MLS ID: 10187598 Closed / For Lease *Courtesy of ML Sullivan Property Managemen*	Single Family	3/1	1,364	0.45 acres 1950	11/15/2026 43 days	– $1/sq ft	–
7  **2 Horton Grove Ct** **Durham, NC 27703** MLS ID: 10184745 Closed / For Lease *Courtesy of Above All Property Management*	Single Family	5/4	3,470	0.3 acres 2016	11/15/2026 85 days	– $1/sq ft	–
8  **2106 Enrichment Way** **Durham, NC 27703** MLS ID: 10192753 Closed / For Lease *Courtesy of Rent Homes NC LLC*	Condo/Townhouse/Apt.	2/3	1,678	1,307 sqft 2023	11/12/2026 58 days	– $1/sq ft	–
9  **512 November Dr** **Durham, NC 27712** MLS ID: 10181486 Closed / For Lease *Courtesy of West Durham Realty*	Single Family	4/3	2,732	1.29 acres 1976	11/12/2026 114 days	– $1/sq ft	–
10  **3622 Colchester St, Apt 16** **Durham, NC 27707** MLS ID: 10197376 Closed / For Lease *Courtesy of Lisa Southern Real Estate*	Condo/Townhouse/Apt.	2/2	1,015	2,178 sqft 1983	11/11/2026 11 days	– $1/sq ft	–

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

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Durham, North Carolina

REAL ESTATE EXPERTS™

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **3009 Skybrook Ln** **Durham, NC 27703** Closed / Public Record	Single Family	4/3	2,088	5,227 sqft 2005	– – days	– $186/sq ft	10/22/2026 Notice of Foreclosure Sale
2	 **4308 Lt66 Flintlock Ln** **Durham, NC 27704** Closed / Public Record	Condo/Townhouse/Apt.	3/3	1,794	2,178 sqft 2004	– – days	– $156/sq ft	10/13/2026 Notice of Foreclosure Sale
3	 **9 Trimble Ct** **Durham, NC 27705** Closed / Public Record	Single Family	3/2	1,581	0.38 acres 1984	– – days	– $226/sq ft	9/17/2026 Notice of Foreclosure Sale
4	 **111 Dunstan Ave** **Durham, NC 27707** Closed / Public Record	Single Family	3/1	1,128	8,276 sqft 1939	– – days	– $209/sq ft	9/17/2026 Notice of Foreclosure Sale
5	 **1309 A16 Hudson Ave** **Durham, NC 27705** Off Market / Public Record	Condo/Townhouse/Apt.	1/1	576	– 1984	– – days	– $269/sq ft	10/12/2026 Notice of Foreclosure Sale
6	 **3730 Appling Way** **Durham, NC 27703** Off Market / Public Record	Single Family	3/3	2,807	8,276 sqft 2002	– – days	– $174/sq ft	10/7/2026 Notice of Foreclosure Sale
7	 **106 Maple Grove Ln** **Durham, NC 27703** Off Market / Public Record	Single Family	–/4	2,124	2,178 sqft 2022	– – days	– –/sq ft	9/17/2026 Notice of Foreclosure Sale
8	 **3107 Cardinal Lake Dr** **Durham, NC 27704** Off Market / Public Record	Single Family	4/3	3,100	10,019 sqft 2006	– – days	– $150/sq ft	10/30/2026 Notice of Foreclosure Sale
9	 **2610 Lexington St** **Durham, NC 27707** Off Market / Public Record	Single Family	3/2	1,292	7,405 sqft 1997	– – days	– $304/sq ft	9/25/2026 Notice of Foreclosure Sale
10	 **5100 Starcross Ln** **Durham, NC 27713** Off Market / Public Record	Single Family	3/3	1,847	9,583 sqft 1990	– – days	– $245/sq ft	10/30/2026 Notice of Foreclosure Sale

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Durham, North Carolina

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