Triangle Home Values: Stability Amidst Shifting Markets

Federal data reveals a consistent pace for Raleigh-Durham-Chapel Hill.

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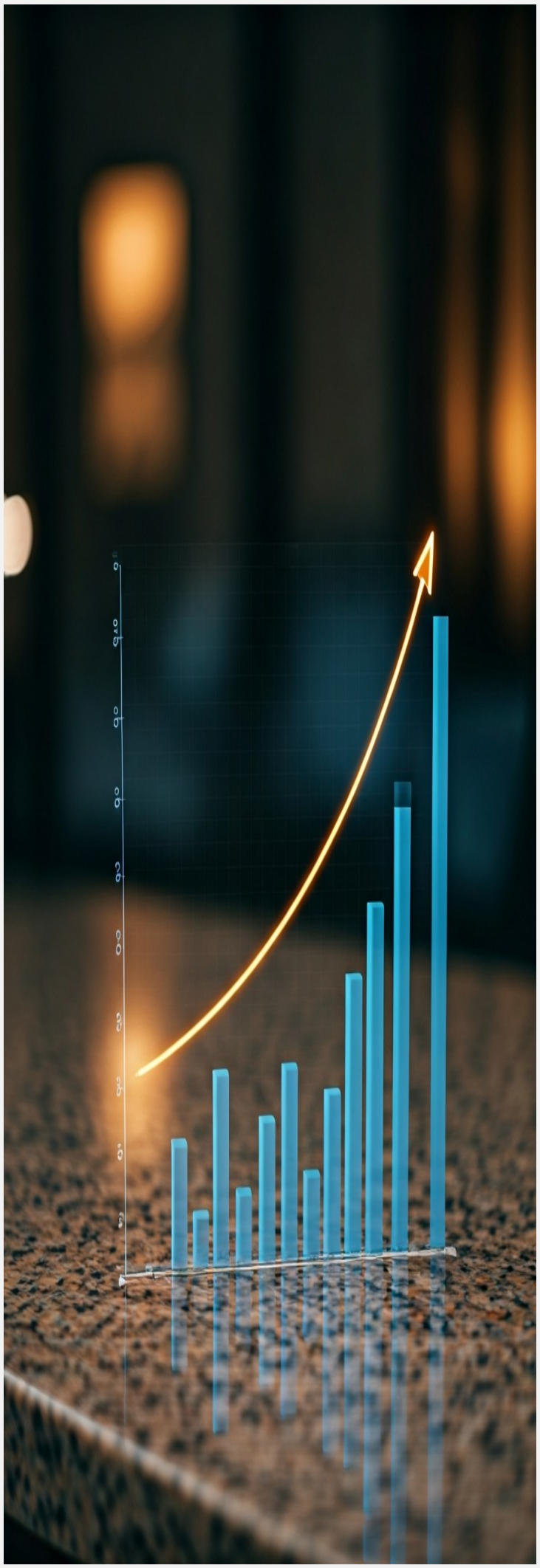
THE DATA

1.0%

Annual HPI Growth

Raleigh-Cary MSA, Q1 2026

The Federal Housing Finance Agency's House Price Index (HPI) shows home values in the Raleigh-Cary Metropolitan Statistical Area experienced a modest 1.0% year-over-year increase in the first quarter of 2026. This indicates a period of stable, rather than rapid, appreciation for the region.



Source: FRED, Federal Reserve Bank of St. Louis · Retrieved August 07, 2026

01

What Modest Growth Means for Triangle Buyers

This measured appreciation suggests a more balanced market for prospective homebuyers in the Raleigh-Cary area. The intense competition seen in previous periods is moderating, offering buyers increased opportunity for strategic decision-making and negotiation. It fosters a more deliberate approach to home purchasing, allowing for greater consideration of options.



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Sustained Economic Fundamentals Support Triangle Housing

The consistent, albeit modest, growth in home values reflects the Triangle's enduring economic strength. The region's robust job market, driven by its innovation ecosystem, and high quality of life continue to attract residents. These strong underlying fundamentals provide a stable foundation for the real estate landscape, ensuring long-term value for homeowners.

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