

Local Market Update – January 2025

A Research Tool Provided by the New Hampshire REALTORS®

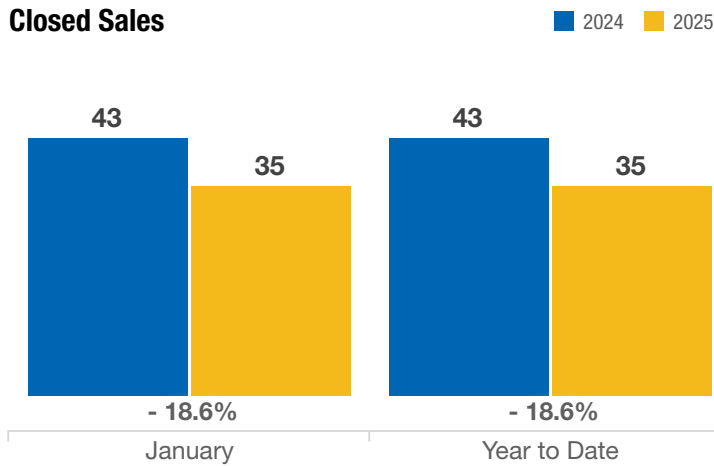


Manchester

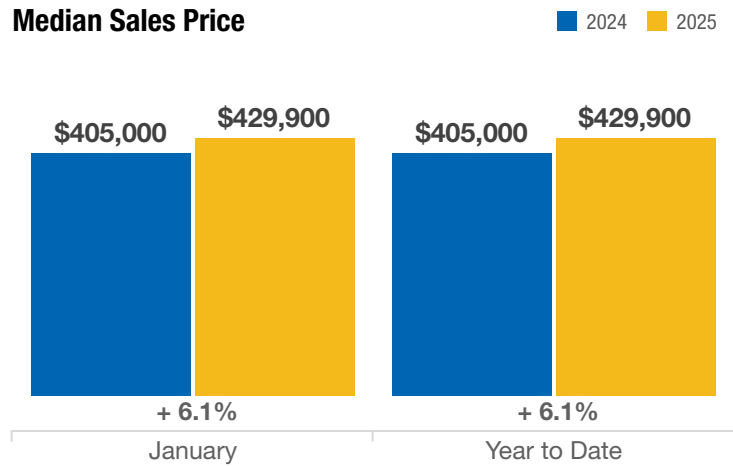
Single Family Residence Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Closed Sales	43	35	- 18.6%	43	35	- 18.6%
Median Sales Price*	\$405,000	\$429,900	+ 6.1%	\$405,000	\$429,900	+ 6.1%
Median List Price	\$399,900	\$457,500	+ 14.4%	\$399,900	\$457,500	+ 14.4%
Volume of Closed Sales	\$19,430,950	\$15,871,422	- 18.3%	\$19,430,950	\$15,871,422	- 18.3%
Days on Market Until Sale	19	16	- 15.8%	19	16	- 15.8%
Pending Sales	36	41	+ 13.9%	36	41	+ 13.9%
Months Supply of Inventory	0.9	0.9	0.0%	—	—	—
New Listings	43	34	- 20.9%	43	34	- 20.9%
Inventory of Homes for Sale	49	46	- 6.1%	—	—	—
Percent of Original List Price Received*	101.2%	101.4%	+ 0.2%	101.2%	101.4%	+ 0.2%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

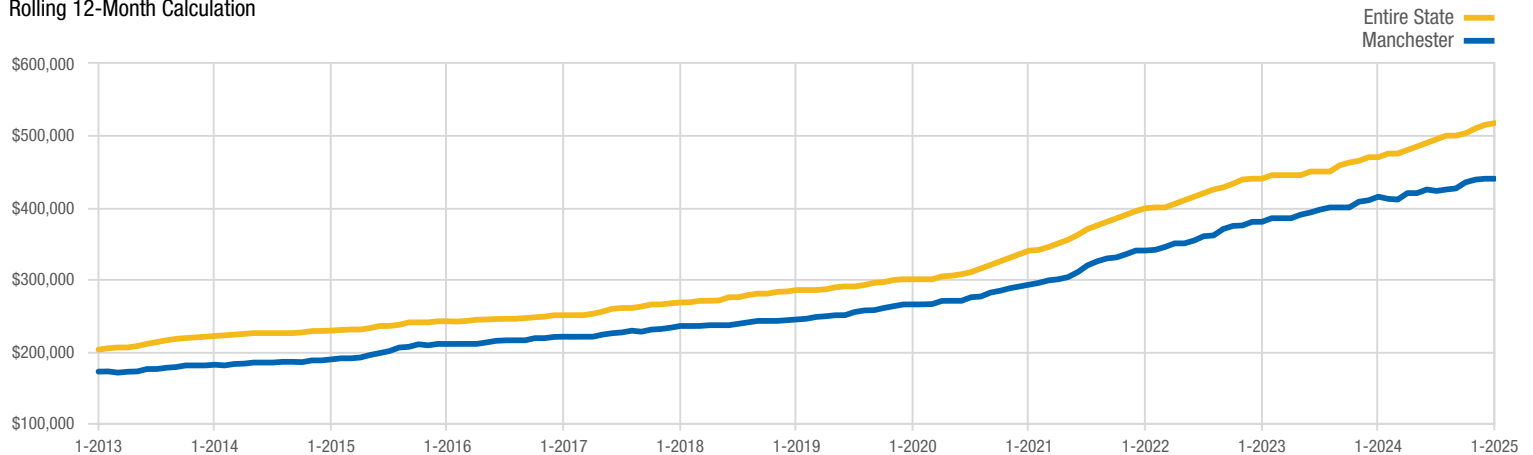


Median Sales Price



Median Sales Price - Single Family Residence

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.