

Local Market Update – July 2026

A Research Tool Provided by the New Hampshire REALTORS®



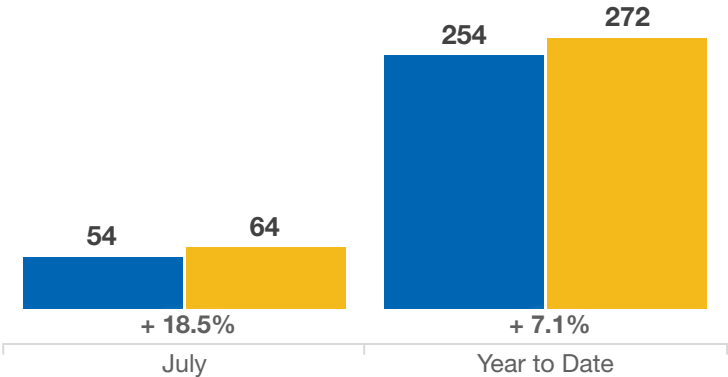
Nashua

Single Family Residence Key Metrics	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Closed Sales	54	64	+ 18.5%	254	272	+ 7.1%
Median Sales Price*	\$592,500	\$576,500	- 2.7%	\$550,000	\$586,250	+ 6.6%
Median List Price	\$527,400	\$565,000	+ 7.1%	\$540,000	\$575,000	+ 6.5%
Volume of Closed Sales	\$32,937,005	\$38,979,250	+ 18.3%	\$145,326,746	\$165,793,636	+ 14.1%
Days on Market Until Sale	11	10	- 9.1%	17	14	- 17.6%
Pending Sales	54	57	+ 5.6%	285	307	+ 7.7%
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—
New Listings	64	72	+ 12.5%	340	362	+ 6.5%
Inventory of Homes for Sale	46	49	+ 6.5%	—	—	—
Percent of Original List Price Received*	101.7%	102.0%	+ 0.3%	102.5%	101.9%	- 0.6%

* 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.

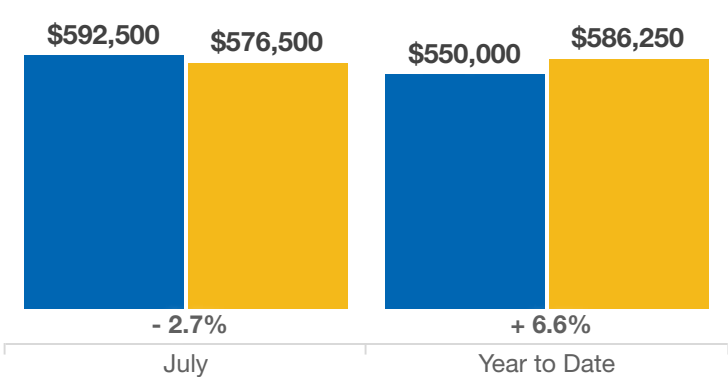
Closed Sales

2025 2026



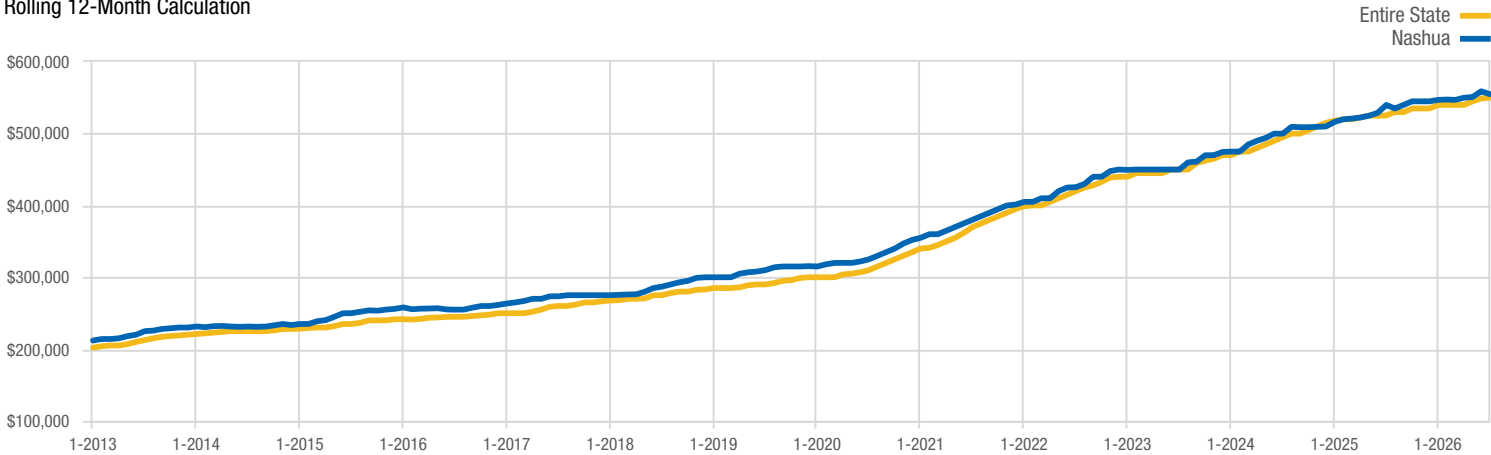
Median Sales Price

2025 2026



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.