Local Market Update – August 2026

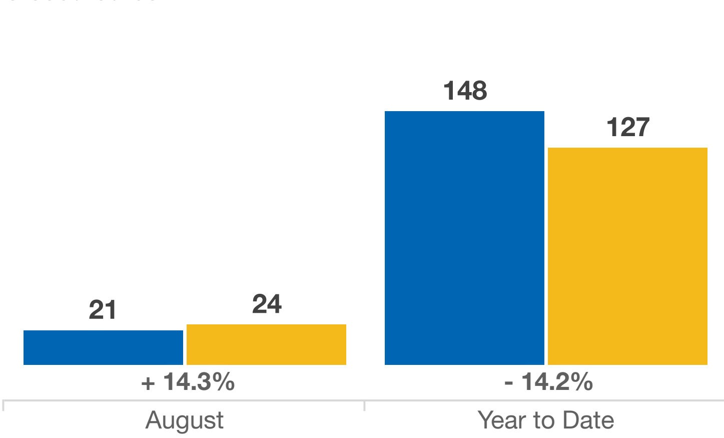
A Research Tool Provided by the New Hampshire REALTORS®

Dover

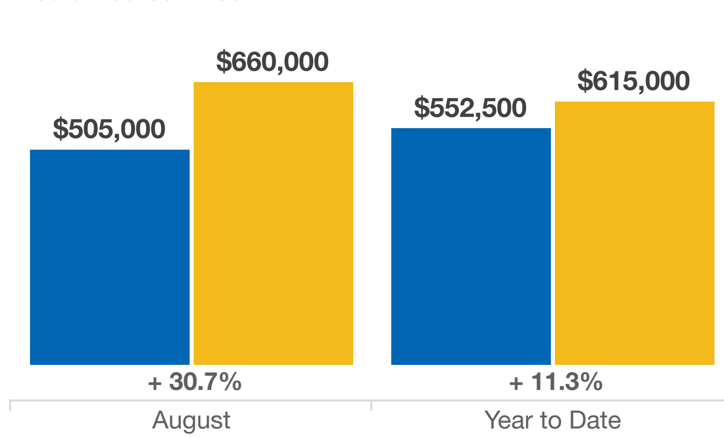
Single Family Residence	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	21	**24**	+ 14.3%	148	**127**	- 14.2%
Median Sales Price*	$505,000	**$660,000**	+ 30.7%	$552,500	**$615,000**	+ 11.3%
Median List Price	$559,000	**$630,000**	+ 12.7%	$599,000	**$677,000**	+ 13.0%
Volume of Closed Sales	$12,969,200	**$19,343,550**	+ 49.1%	$93,200,663	**$95,408,167**	+ 2.4%
Days on Market Until Sale	11	**17**	+ 54.5%	22	**18**	- 18.2%
Pending Sales	21	**29**	+ 38.1%	166	**145**	- 12.7%
Months Supply of Inventory	2.0	**2.9**	+ 45.0%	—	**—**	—
New Listings	25	**37**	+ 48.0%	207	**204**	- 1.4%
Inventory of Homes for Sale	39	**51**	+ 30.8%	—	**—**	—
Percent of Original List Price Received*	101.0%	**99.4%**	- 1.6%	100.1%	**99.3%**	- 0.8%

* 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

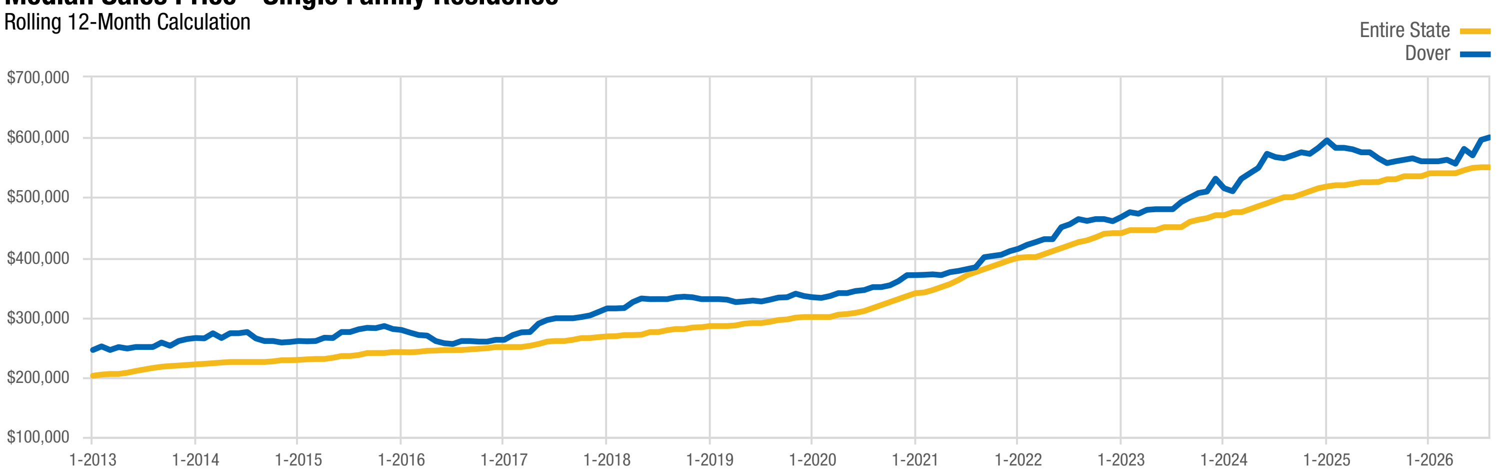


Median Sales Price



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.