

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



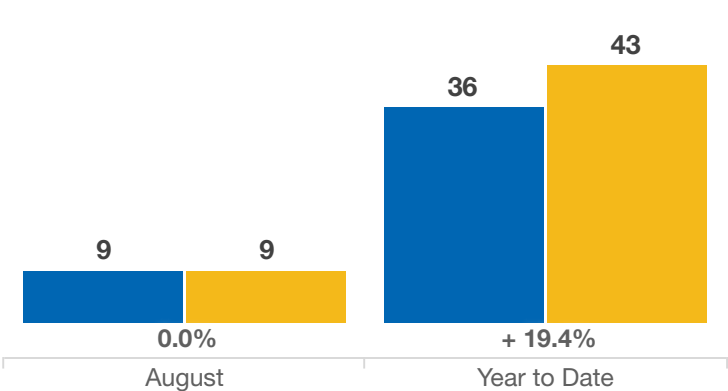
Durham

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	9	9	0.0%	36	43	+ 19.4%
Median Sales Price*	\$680,000	\$755,000	+ 11.0%	\$685,000	\$685,000	0.0%
Median List Price	\$675,000	\$809,950	+ 20.0%	\$797,000	\$799,500	+ 0.3%
Volume of Closed Sales	\$6,427,900	\$9,249,500	+ 43.9%	\$26,329,080	\$37,223,026	+ 41.4%
Days on Market Until Sale	12	18	+ 50.0%	25	14	- 44.0%
Pending Sales	4	7	+ 75.0%	38	46	+ 21.1%
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—
New Listings	5	8	+ 60.0%	55	58	+ 5.5%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Percent of Original List Price Received*	101.6%	96.1%	- 5.4%	99.8%	99.1%	- 0.7%

* 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.

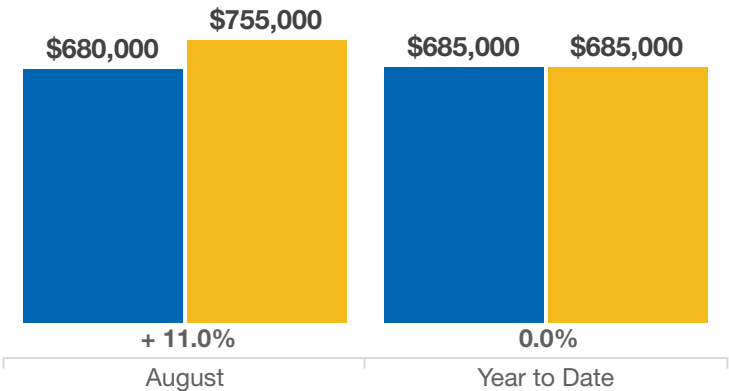
Closed Sales

■ 2025 ■ 2026



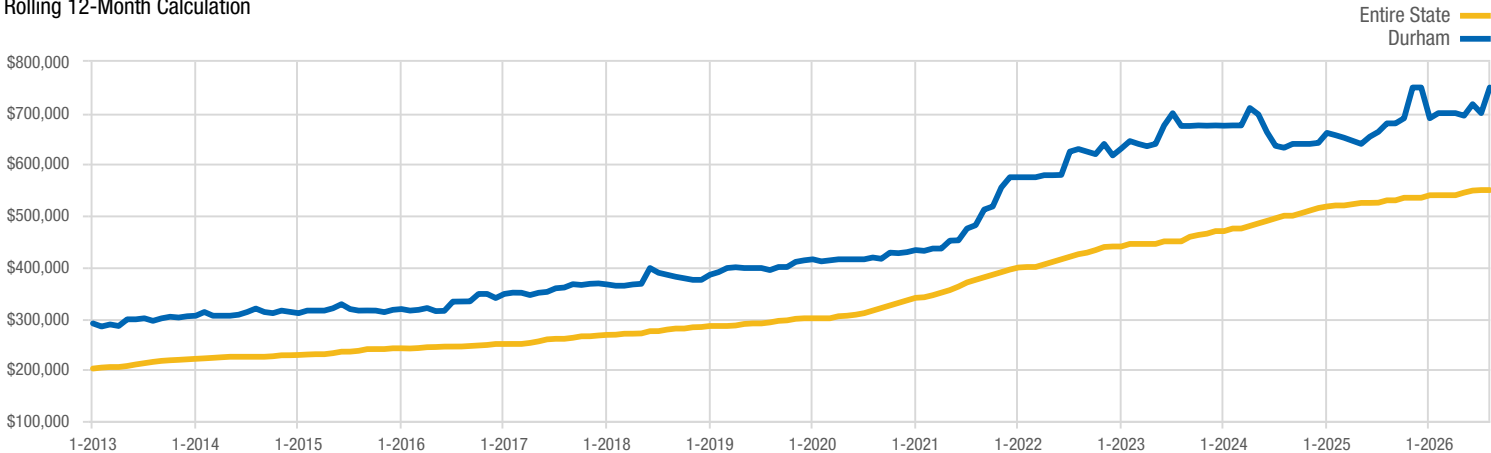
Median Sales Price

■ 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.