# Local Market Update – August 2026

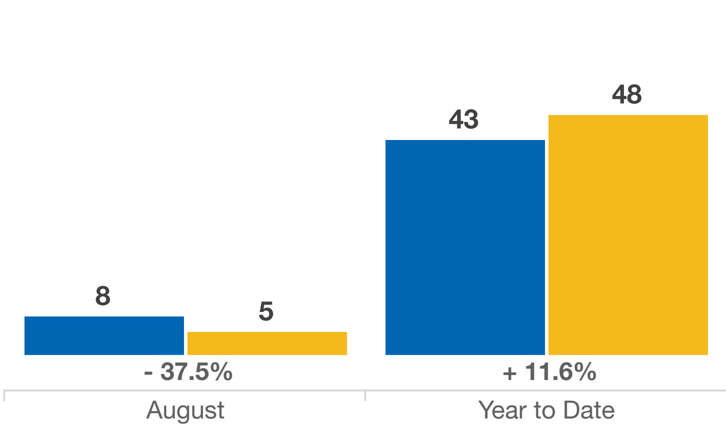
A Research Tool Provided by the New Hampshire REALTORS®

# Epping

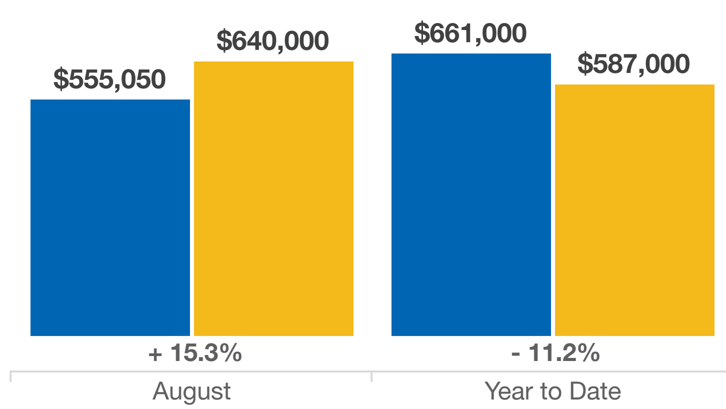
| Single Family Residence | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| Closed Sales | 8 | **5** | - 37.5% | 43 | **48** | + 11.6% |
| Median Sales Price* | $555,050 | **$640,000** | + 15.3% | $661,000 | **$587,000** | - 11.2% |
| Median List Price | $634,450 | **$512,000** | - 19.3% | $687,000 | **$589,000** | - 14.3% |
| Volume of Closed Sales | $4,669,100 | **$3,632,380** | - 22.2% | $28,234,045 | **$29,577,611** | + 4.8% |
| Days on Market Until Sale | 8 | **9** | + 12.5% | 18 | **19** | + 5.6% |
| Pending Sales | 4 | **8** | + 100.0% | 44 | **55** | + 25.0% |
| Months Supply of Inventory | 1.5 | **2.1** | + 40.0% | — | **—** | — |
| New Listings | 6 | **12** | + 100.0% | 56 | **71** | + 26.8% |
| Inventory of Homes for Sale | 9 | **13** | + 44.4% | — | **—** | — |
| Percent of Original List Price Received* | 106.6% | **100.6%** | - 5.6% | 101.9% | **101.4%** | - 0.5% |

* 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

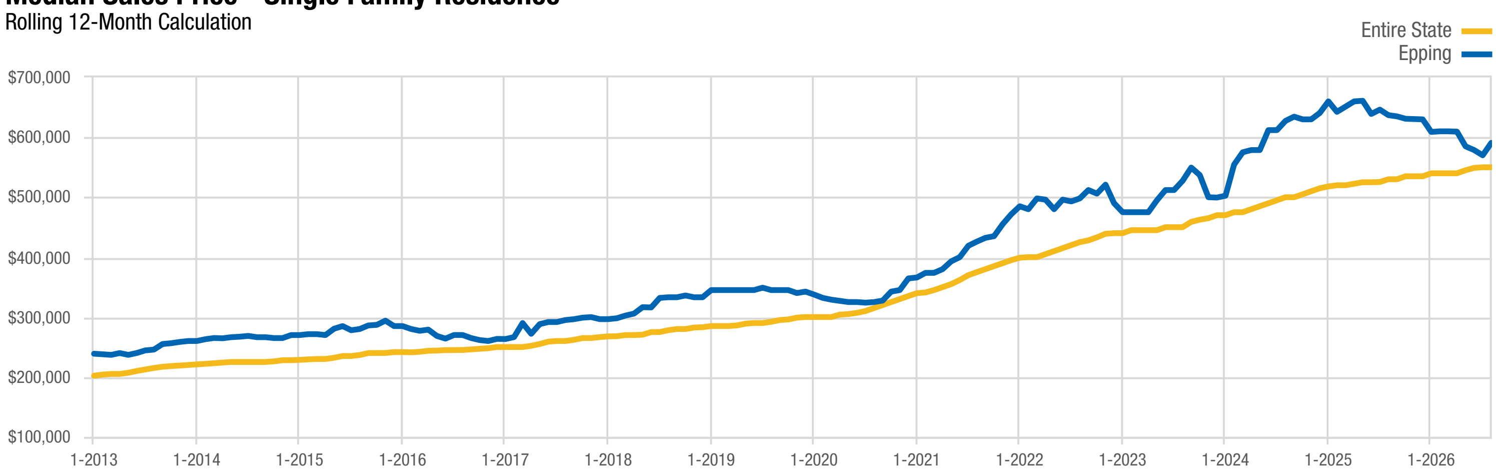



## Median Sales Price




## 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.