Local Market Update – August 2026

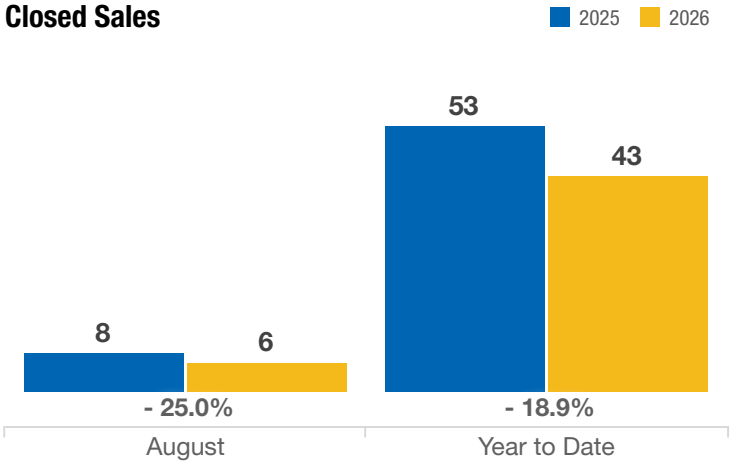
A Research Tool Provided by the New Hampshire REALTORS®

Hampstead

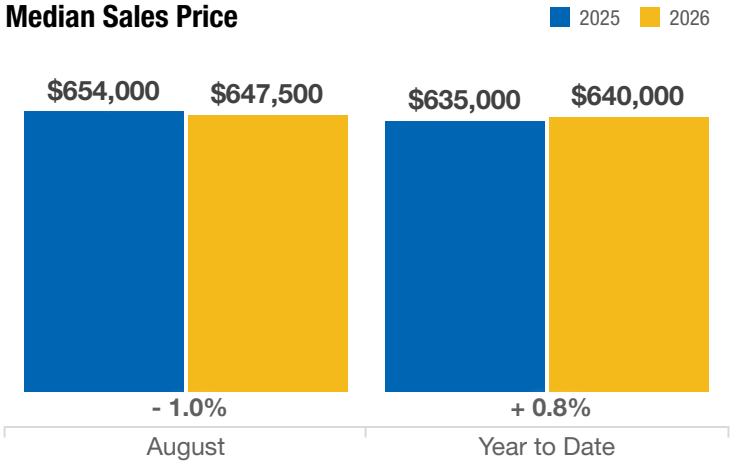
Single Family Residence	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	8	**6**	- 25.0%	53	**43**	- 18.9%
Median Sales Price*	$654,000	**$647,500**	- 1.0%	$635,000	**$640,000**	+ 0.8%
Median List Price	$627,450	**$712,400**	+ 13.5%	$640,000	**$674,900**	+ 5.5%
Volume of Closed Sales	$5,203,000	**$3,941,000**	- 24.3%	$37,000,005	**$28,092,100**	- 24.1%
Days on Market Until Sale	22	**16**	- 27.3%	24	**13**	- 45.8%
Pending Sales	11	**10**	- 9.1%	63	**55**	- 12.7%
Months Supply of Inventory	1.4	**2.1**	+ 50.0%	—	**—**	—
New Listings	10	**6**	- 40.0%	75	**69**	- 8.0%
Inventory of Homes for Sale	10	**13**	+ 30.0%	—	**—**	—
Percent of Original List Price Received*	101.6%	**100.4%**	- 1.2%	98.6%	**101.3%**	+ 2.7%

* 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

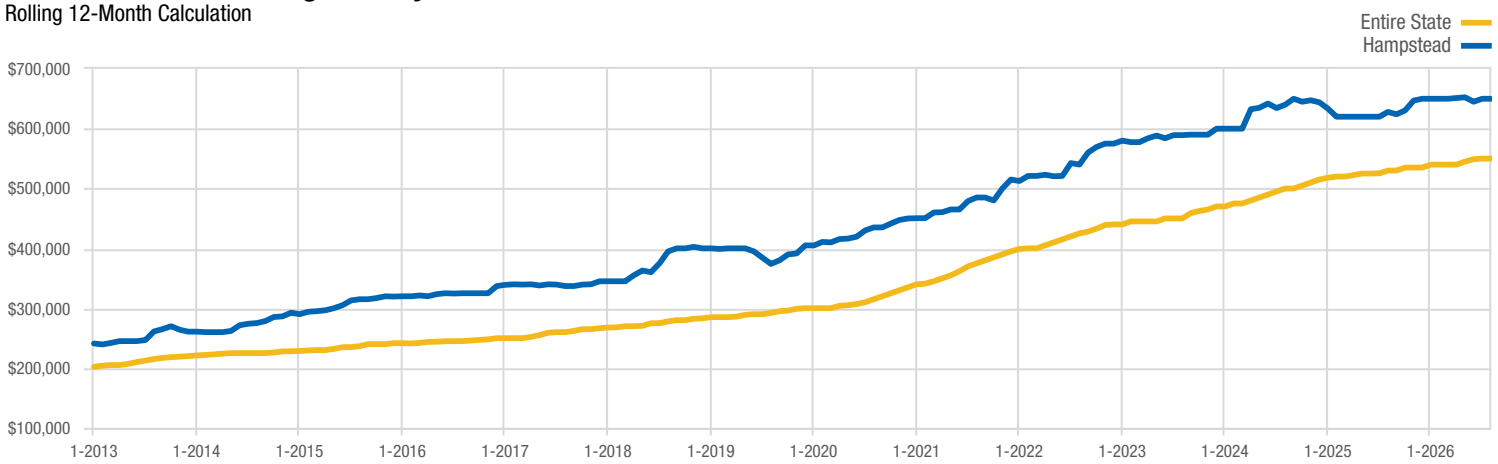


Median Sales Price



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.

Current as of September 5, 2026. All data from New Hampshire REALTORS®, Inc. and PrimeMLS, Inc. Report © 2026 ShowingTime Plus, LLC.