

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



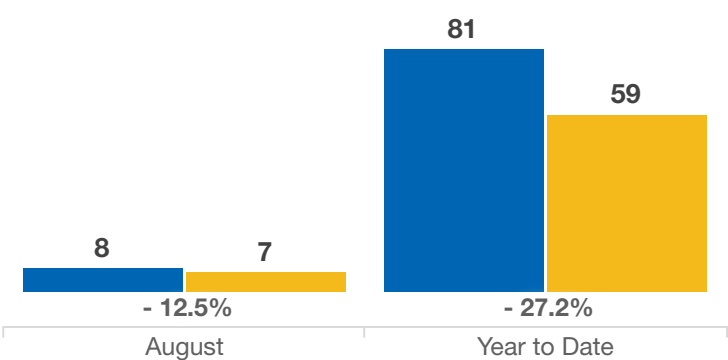
Lebanon

Single Family Residence	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	8	7	- 12.5%	81	59	- 27.2%
Median Sales Price*	\$475,000	\$425,000	- 10.5%	\$480,000	\$585,000	+ 21.9%
Median List Price	\$602,000	\$530,000	- 12.0%	\$539,000	\$599,000	+ 11.1%
Volume of Closed Sales	\$4,160,000	\$3,239,000	- 22.1%	\$45,665,175	\$37,732,484	- 17.4%
Days on Market Until Sale	12	27	+ 125.0%	23	30	+ 30.4%
Pending Sales	6	11	+ 83.3%	91	64	- 29.7%
Months Supply of Inventory	0.8	3.1	+ 287.5%	—	—	—
New Listings	4	15	+ 275.0%	97	89	- 8.2%
Inventory of Homes for Sale	8	22	+ 175.0%	—	—	—
Percent of Original List Price Received*	104.5%	91.9%	- 12.1%	100.6%	95.8%	- 4.8%

* 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.

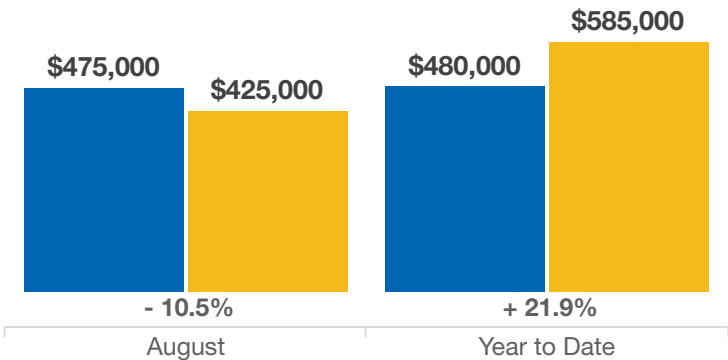
Closed Sales

2025 2026



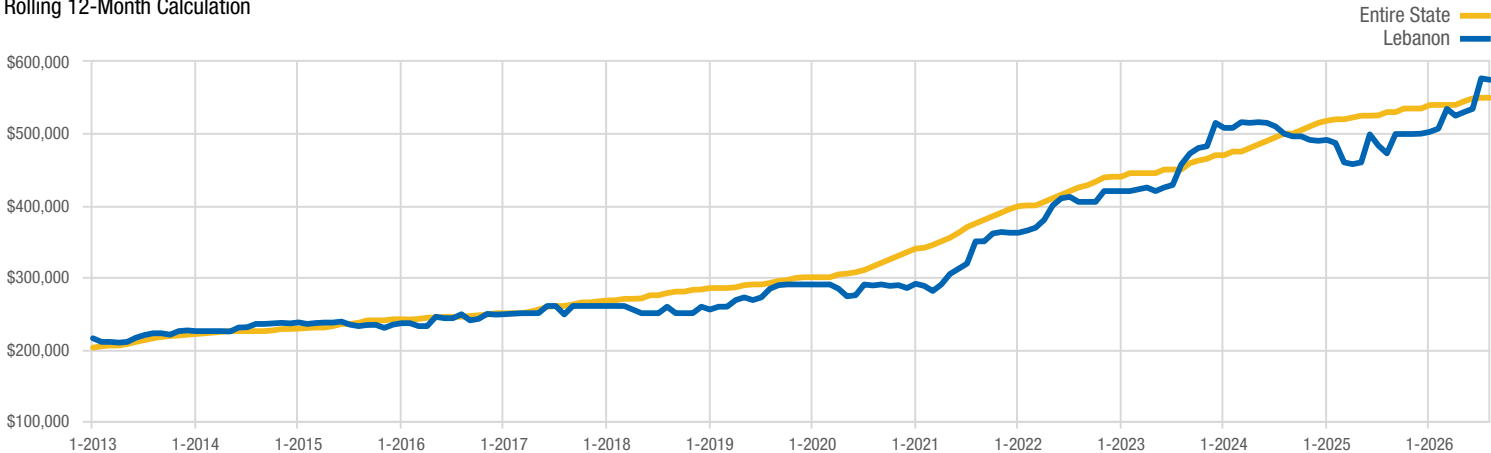
Median Sales Price

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.