

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



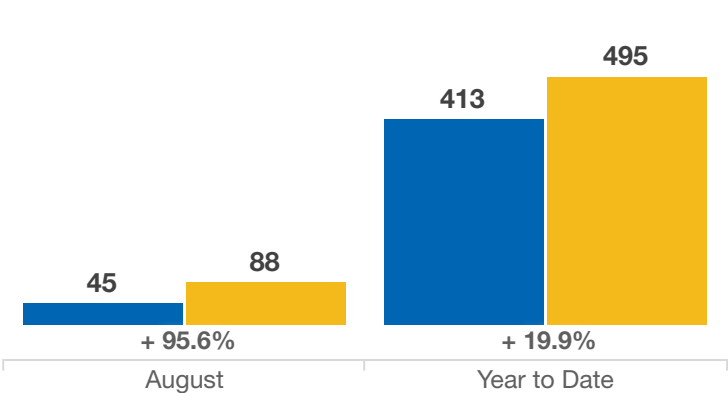
Manchester

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	45	88	+ 95.6%	413	495	+ 19.9%
Median Sales Price*	\$470,000	\$464,500	- 1.2%	\$460,000	\$475,000	+ 3.3%
Median List Price	\$469,500	\$475,000	+ 1.2%	\$465,000	\$474,900	+ 2.1%
Volume of Closed Sales	\$22,060,300	\$43,566,803	+ 97.5%	\$198,855,117	\$249,679,552	+ 25.6%
Days on Market Until Sale	12	16	+ 33.3%	12	16	+ 33.3%
Pending Sales	65	78	+ 20.0%	445	529	+ 18.9%
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—
New Listings	67	54	- 19.4%	496	587	+ 18.3%
Inventory of Homes for Sale	47	49	+ 4.3%	—	—	—
Percent of Original List Price Received*	101.9%	101.1%	- 0.8%	102.7%	102.5%	- 0.2%

* 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.

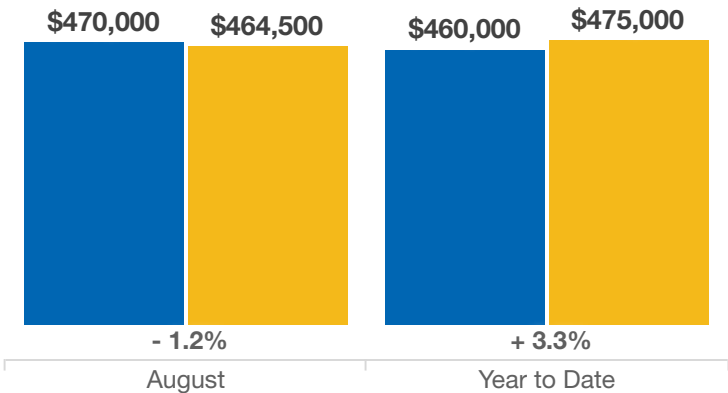
Closed Sales

2025 2026



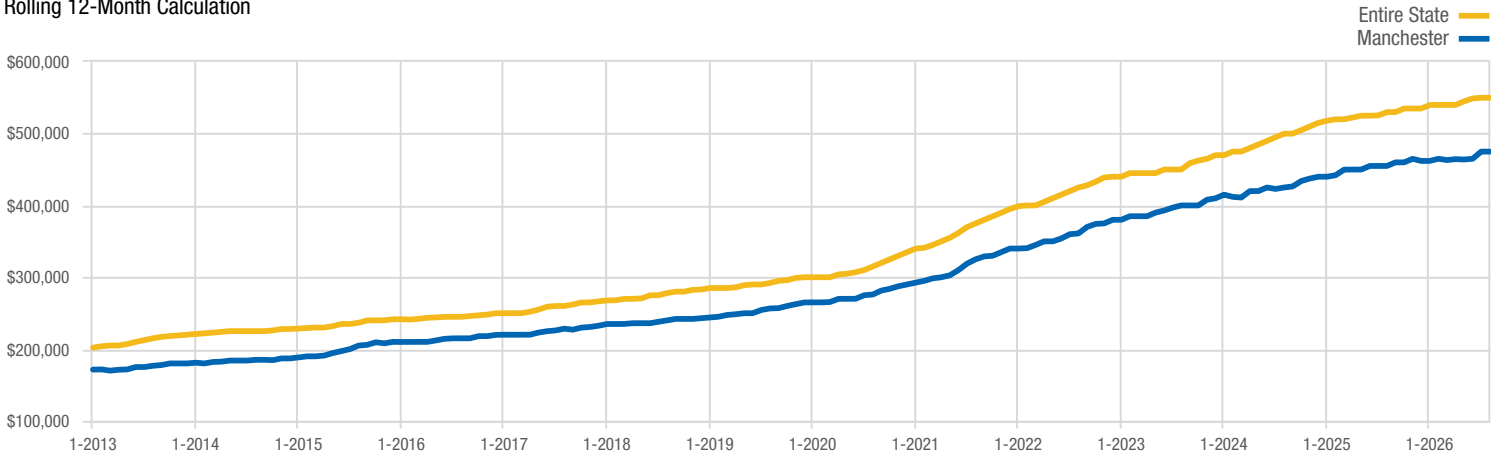
Median Sales Price

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.