Local Market Update – August 2026

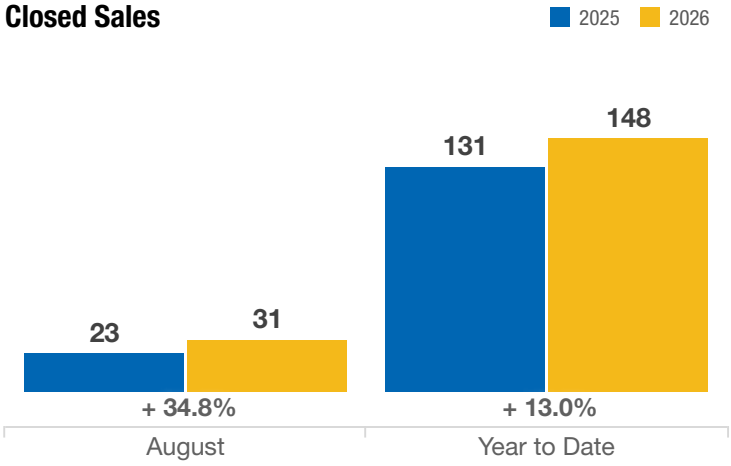
A Research Tool Provided by the New Hampshire REALTORS®

Merrimack

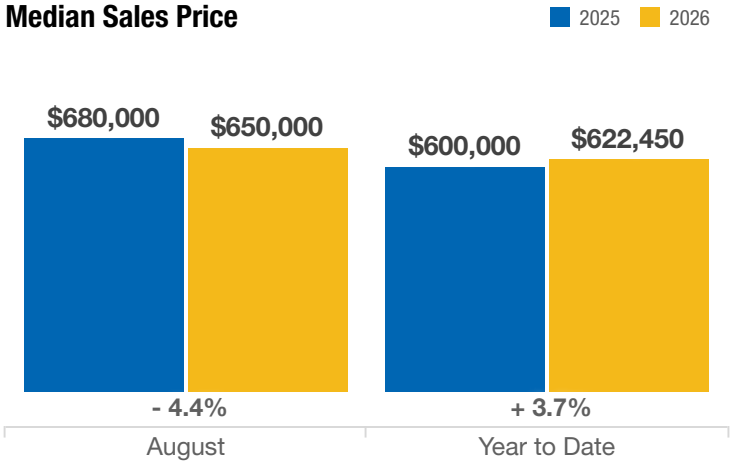
Single Family Residence	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	23	**31**	+ 34.8%	131	**148**	+ 13.0%
Median Sales Price*	$680,000	**$650,000**	- 4.4%	$600,000	**$622,450**	+ 3.7%
Median List Price	$510,950	**$599,900**	+ 17.4%	$575,000	**$615,000**	+ 7.0%
Volume of Closed Sales	$15,018,975	**$21,592,050**	+ 43.8%	$83,656,485	**$95,260,550**	+ 13.9%
Days on Market Until Sale	13	**9**	- 30.8%	13	**11**	- 15.4%
Pending Sales	19	**25**	+ 31.6%	145	**169**	+ 16.6%
Months Supply of Inventory	0.7	**1.1**	+ 57.1%	—	**—**	—
New Listings	20	**29**	+ 45.0%	158	**199**	+ 25.9%
Inventory of Homes for Sale	12	**21**	+ 75.0%	—	**—**	—
Percent of Original List Price Received*	101.0%	**103.0%**	+ 2.0%	101.5%	**102.2%**	+ 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

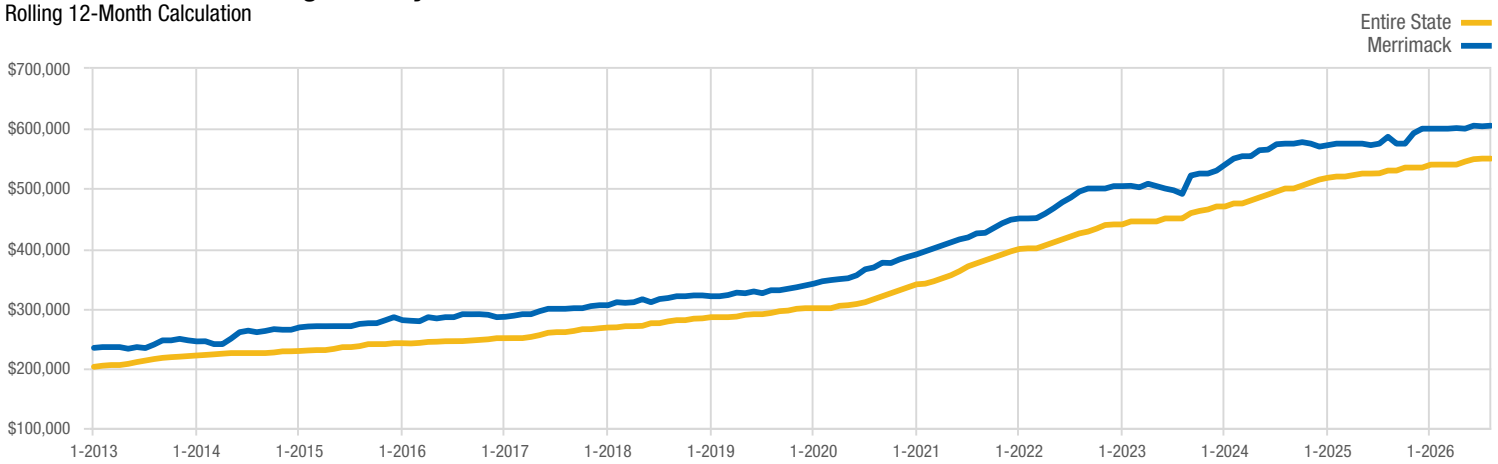


Median Sales Price



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.