

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



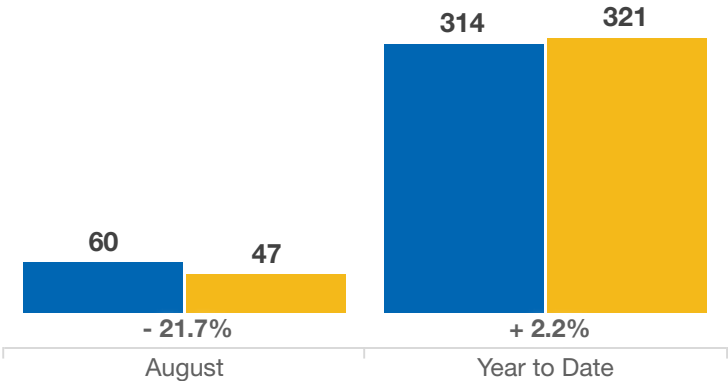
Nashua

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	60	47	- 21.7%	314	321	+ 2.2%
Median Sales Price*	\$549,950	\$615,000	+ 11.8%	\$550,000	\$590,000	+ 7.3%
Median List Price	\$575,000	\$539,000	- 6.3%	\$544,900	\$565,000	+ 3.7%
Volume of Closed Sales	\$35,319,535	\$28,373,550	- 19.7%	\$180,211,281	\$195,612,086	+ 8.5%
Days on Market Until Sale	15	13	- 13.3%	17	14	- 17.6%
Pending Sales	49	57	+ 16.3%	334	359	+ 7.5%
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—
New Listings	53	49	- 7.5%	393	411	+ 4.6%
Inventory of Homes for Sale	44	43	- 2.3%	—	—	—
Percent of Original List Price Received*	100.2%	102.5%	+ 2.3%	102.1%	102.0%	- 0.1%

* 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.

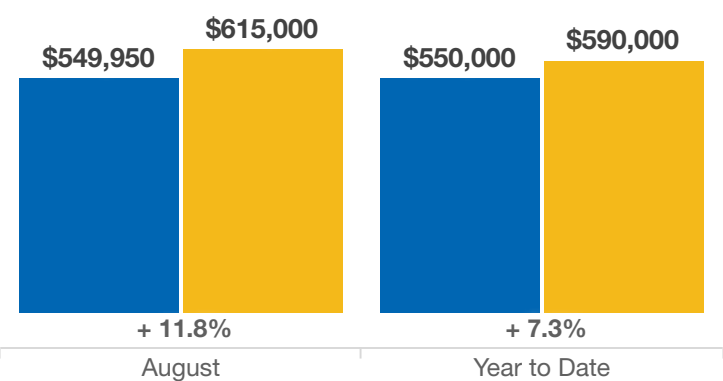
Closed Sales

2025 2026



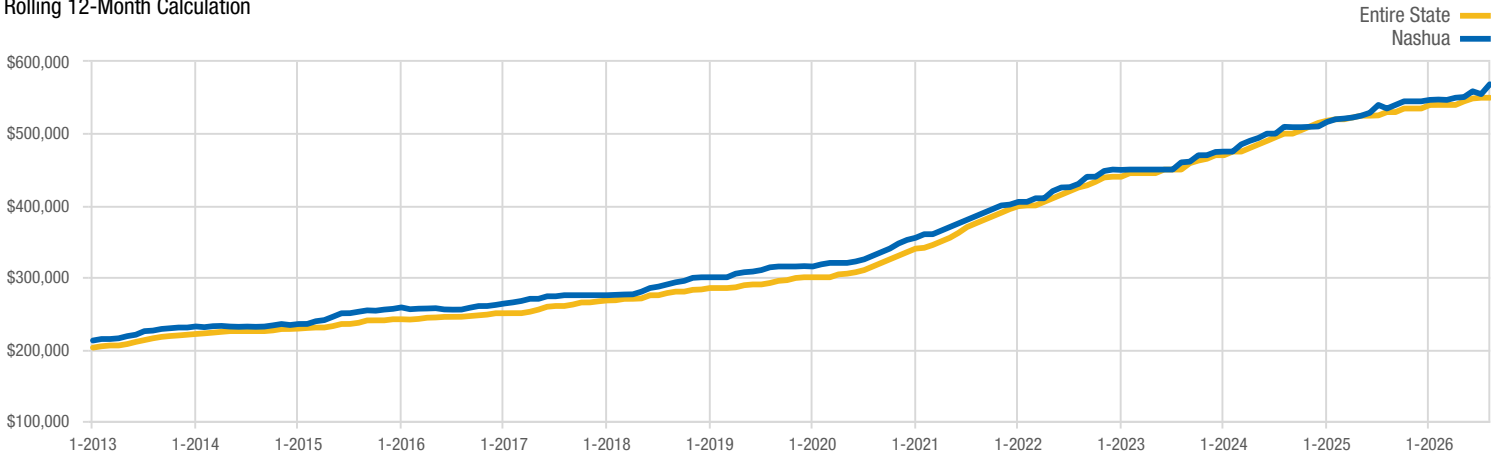
Median Sales Price

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.