

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



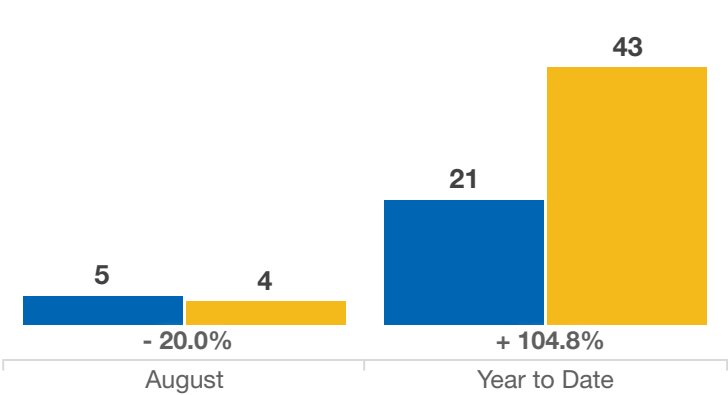
New Durham

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	5	4	- 20.0%	21	43	+ 104.8%
Median Sales Price*	\$450,000	\$758,500	+ 68.6%	\$555,000	\$585,000	+ 5.4%
Median List Price	\$474,500	\$1,249,500	+ 163.3%	\$599,900	\$642,450	+ 7.1%
Volume of Closed Sales	\$3,214,000	\$3,505,000	+ 9.1%	\$14,783,750	\$34,412,400	+ 132.8%
Days on Market Until Sale	18	42	+ 133.3%	16	37	+ 131.3%
Pending Sales	0	3	—	23	42	+ 82.6%
Months Supply of Inventory	2.5	3.3	+ 32.0%	—	—	—
New Listings	5	6	+ 20.0%	33	56	+ 69.7%
Inventory of Homes for Sale	9	16	+ 77.8%	—	—	—
Percent of Original List Price Received*	101.2%	93.8%	- 7.3%	100.1%	97.1%	- 3.0%

* 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.

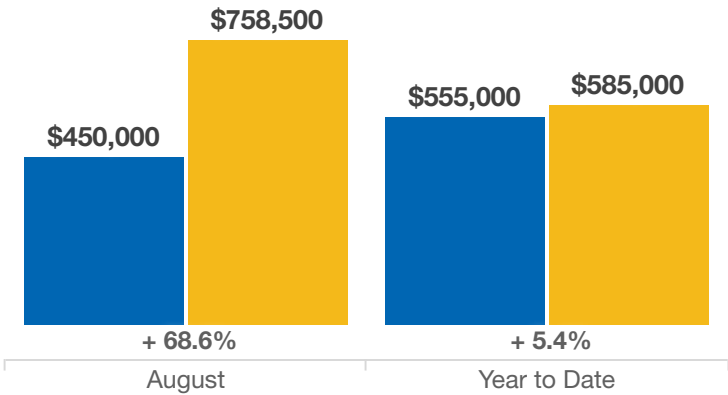
Closed Sales

2025 2026



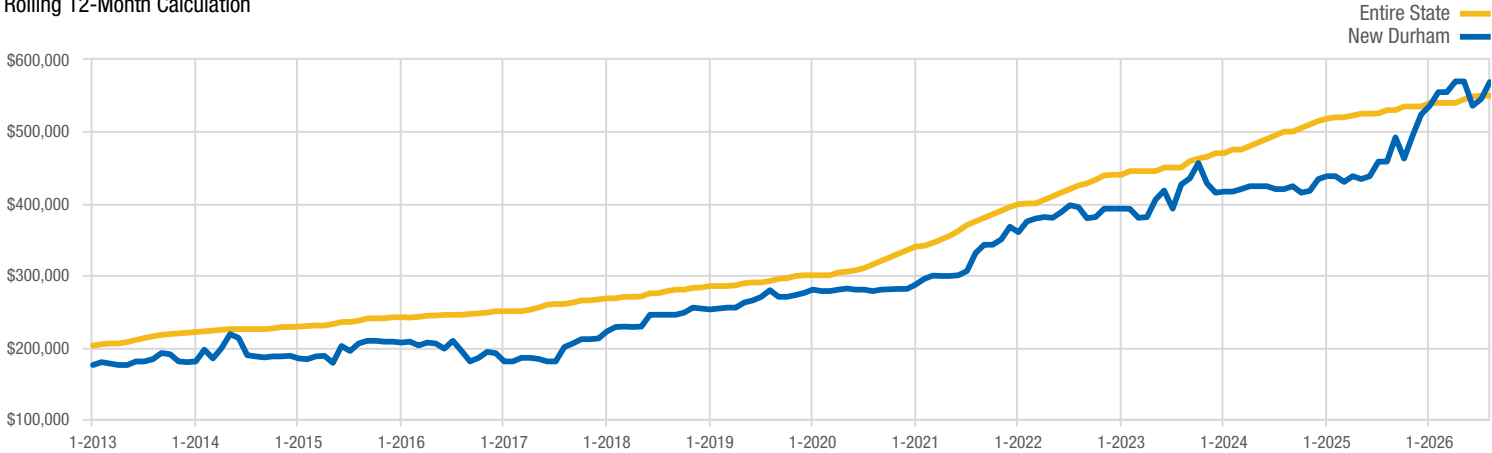
Median Sales Price

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.