

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



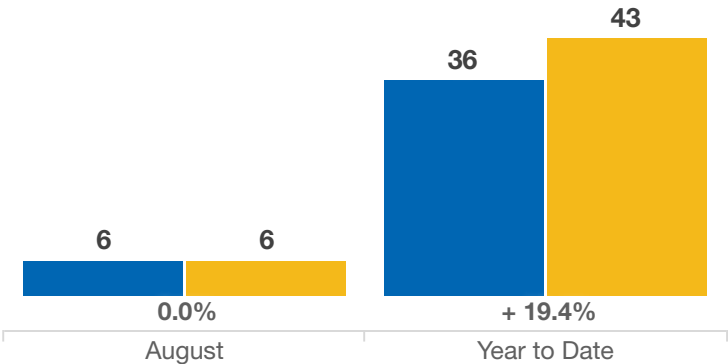
Newmarket

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	6	6	0.0%	36	43	+ 19.4%
Median Sales Price*	\$565,000	\$794,950	+ 40.7%	\$562,150	\$660,000	+ 17.4%
Median List Price	\$669,500	\$499,000	- 25.5%	\$589,450	\$625,950	+ 6.2%
Volume of Closed Sales	\$3,170,000	\$4,827,900	+ 52.3%	\$21,668,050	\$30,671,700	+ 41.6%
Days on Market Until Sale	13	35	+ 169.2%	15	18	+ 20.0%
Pending Sales	2	7	+ 250.0%	38	48	+ 26.3%
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—
New Listings	6	5	- 16.7%	46	58	+ 26.1%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Percent of Original List Price Received*	100.1%	97.2%	- 2.9%	101.1%	100.7%	- 0.4%

* 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.

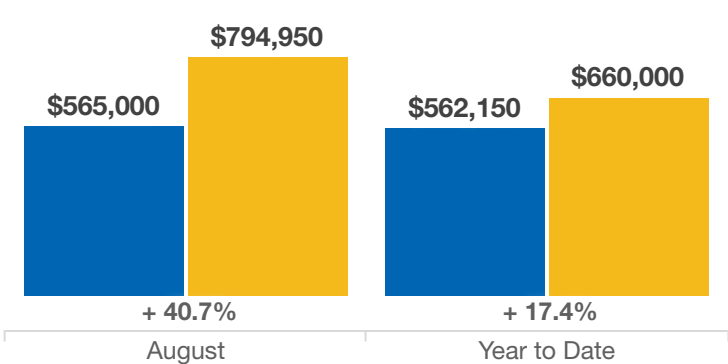
Closed Sales

2025 2026



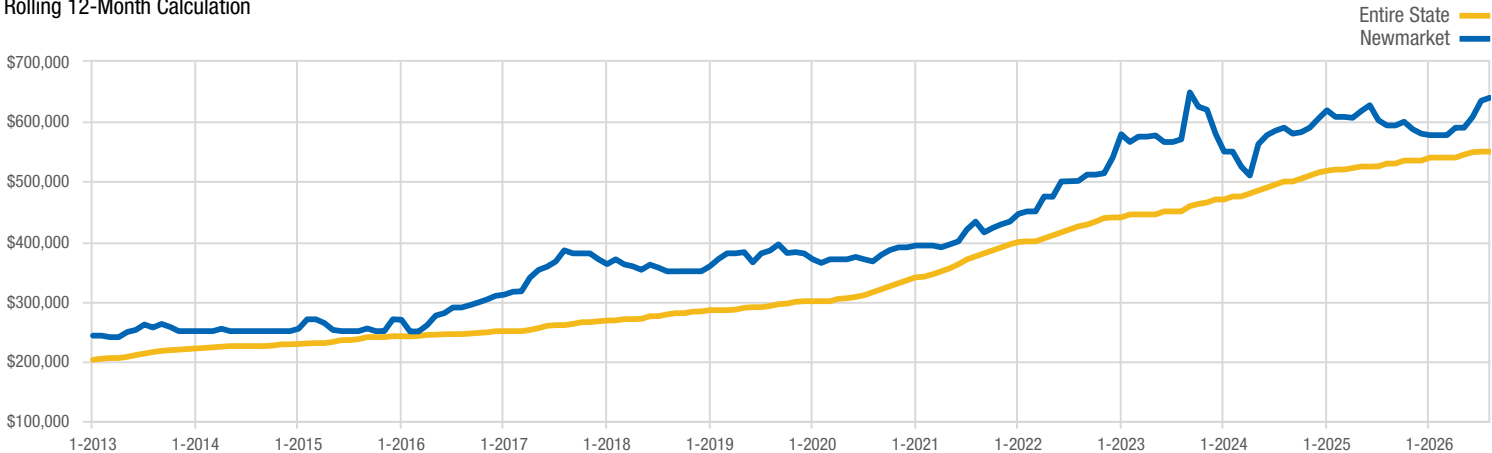
Median Sales Price

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.