Local Market Update – August 2026

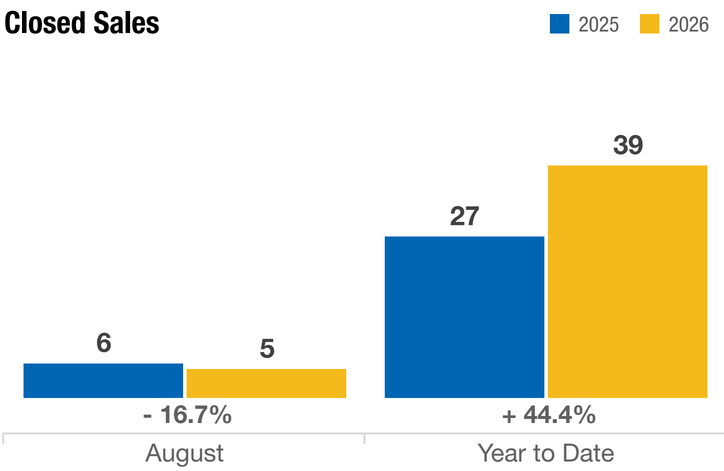
A Research Tool Provided by the New Hampshire REALTORS®

North Hampton

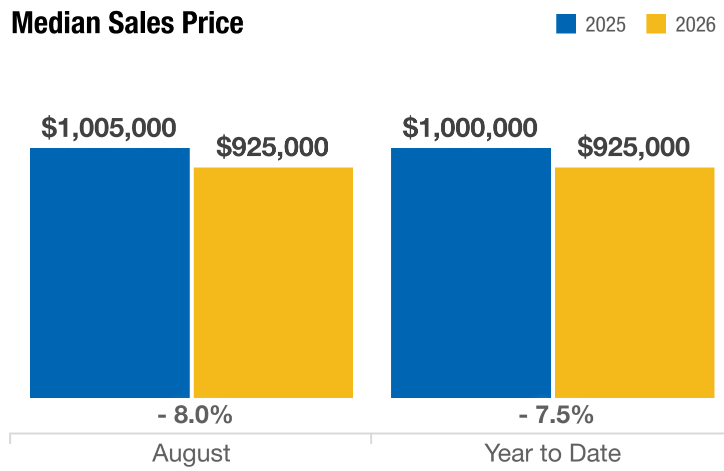
Single Family Residence	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	6	**5**	- 16.7%	27	**39**	+ 44.4%
Median Sales Price*	$1,005,000	**$925,000**	- 8.0%	$1,000,000	**$925,000**	- 7.5%
Median List Price	$1,195,000	**$1,100,000**	- 7.9%	$1,200,000	**$849,900**	- 29.2%
Volume of Closed Sales	$6,350,000	**$5,581,000**	- 12.1%	$34,817,635	**$65,356,500**	+ 87.7%
Days on Market Until Sale	5	**21**	+ 320.0%	15	**39**	+ 160.0%
Pending Sales	5	**3**	- 40.0%	31	**37**	+ 19.4%
Months Supply of Inventory	3.2	**2.3**	- 28.1%	—	**—**	—
New Listings	5	**7**	+ 40.0%	48	**45**	- 6.3%
Inventory of Homes for Sale	13	**11**	- 15.4%	—	**—**	—
Percent of Original List Price Received*	101.6%	**98.2%**	- 3.3%	99.4%	**97.1%**	- 2.3%

* 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

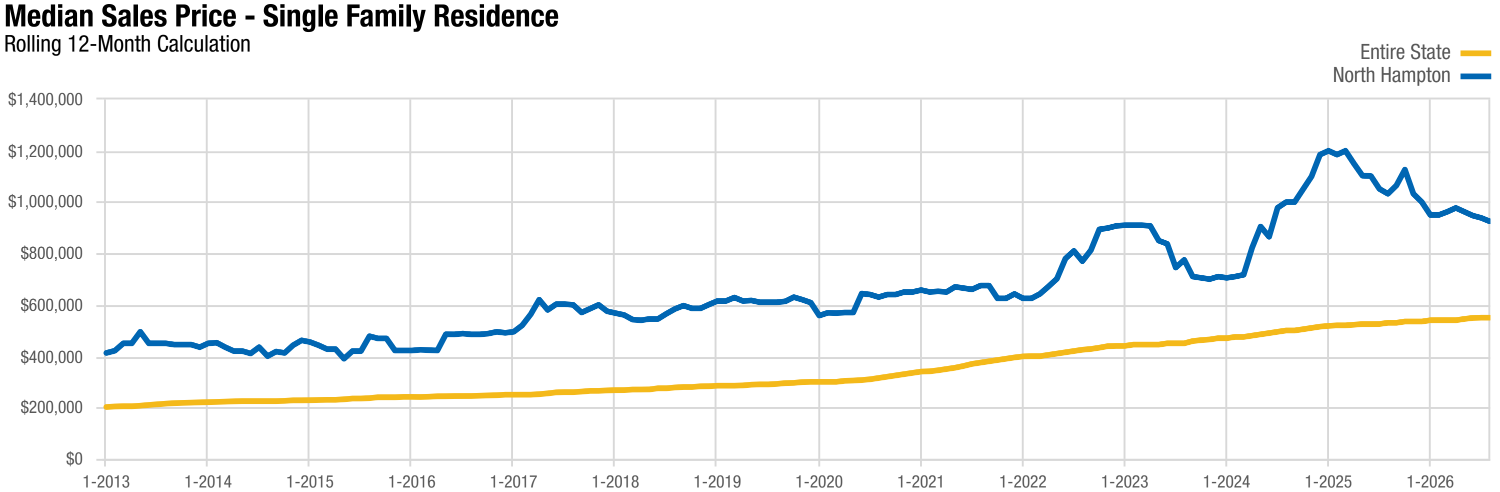


Median Sales Price



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.