Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®

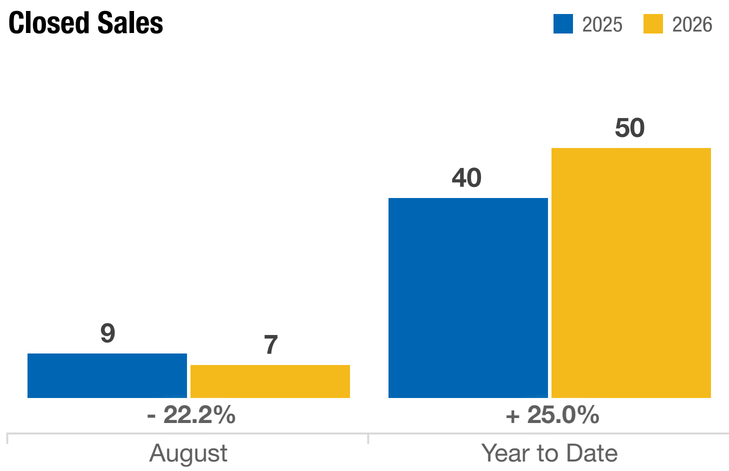
NEW HAMPSHIRE REALTORS®

Northwood

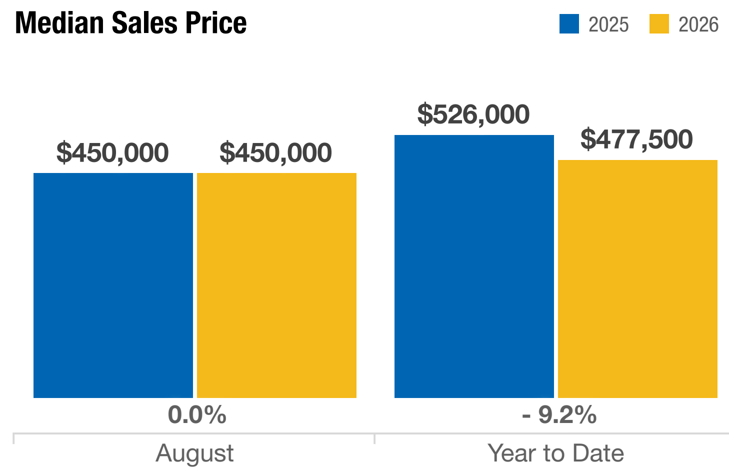
Single Family Residence	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	9	**7**	- 22.2%	40	**50**	+ 25.0%
Median Sales Price*	$450,000	**$450,000**	0.0%	$526,000	**$477,500**	- 9.2%
Median List Price	$679,900	**$599,900**	- 11.8%	$589,450	**$499,900**	- 15.2%
Volume of Closed Sales	$6,163,000	**$3,573,900**	- 42.0%	$23,246,260	**$27,900,235**	+ 20.0%
Days on Market Until Sale	12	**40**	+ 233.3%	28	**19**	- 32.1%
Pending Sales	8	**4**	- 50.0%	45	**53**	+ 17.8%
Months Supply of Inventory	3.9	**1.9**	- 51.3%	—	**—**	—
New Listings	13	**5**	- 61.5%	66	**67**	+ 1.5%
Inventory of Homes for Sale	21	**12**	- 42.9%	—	**—**	—
Percent of Original List Price Received*	96.1%	**94.2%**	- 2.0%	99.0%	**98.5%**	- 0.5%

* 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

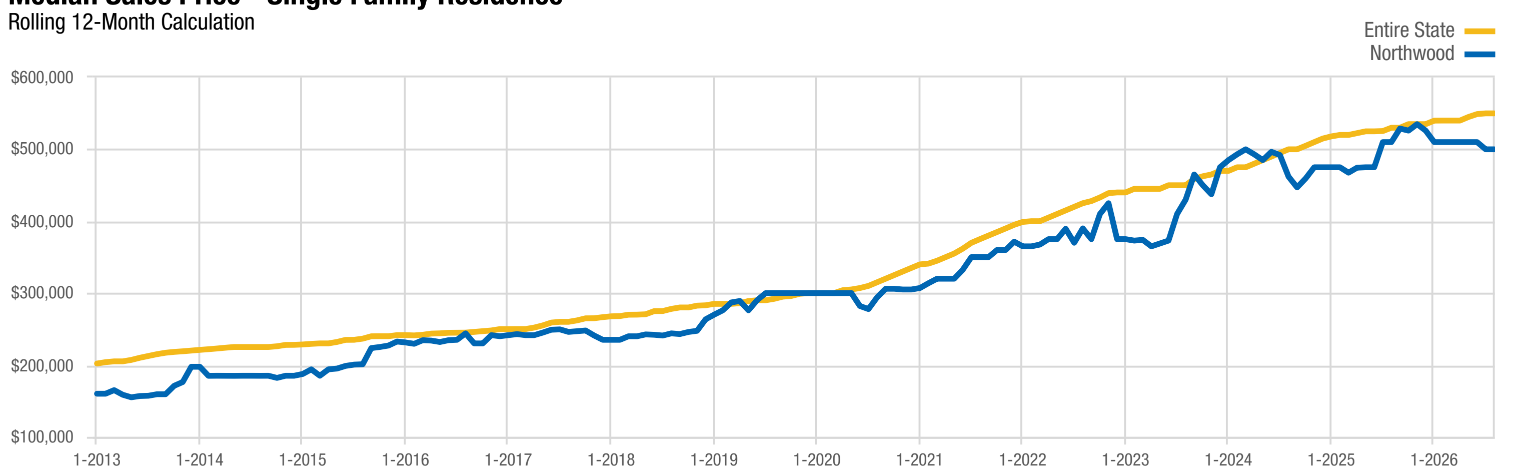


Median Sales Price



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.