Local Market Update – August 2026

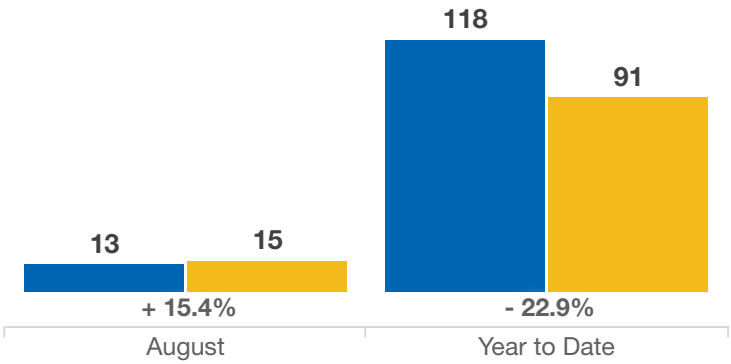
A Research Tool Provided by the New Hampshire REALTORS®

Portsmouth

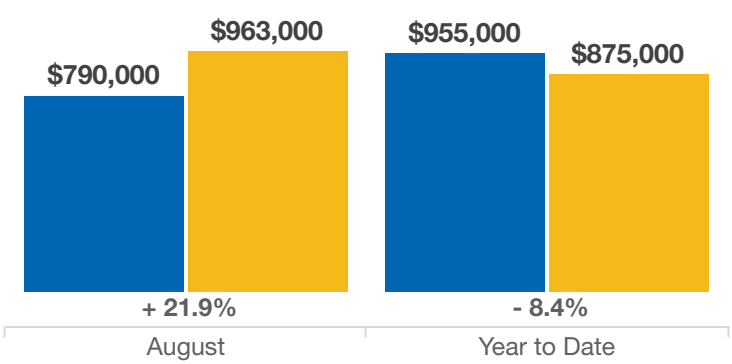
Single Family Residence	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	13	**15**	+ 15.4%	118	**91**	- 22.9%
Median Sales Price*	$790,000	**$963,000**	+ 21.9%	$955,000	**$875,000**	- 8.4%
Median List Price	$1,020,900	**$835,000**	- 18.2%	$995,000	**$954,500**	- 4.1%
Volume of Closed Sales	$16,352,400	**$16,142,000**	- 1.3%	$144,123,222	**$101,959,442**	- 29.3%
Days on Market Until Sale	35	**28**	- 20.0%	30	**34**	+ 13.3%
Pending Sales	18	**10**	- 44.4%	124	**94**	- 24.2%
Months Supply of Inventory	1.9	**3.5**	+ 84.2%	—	**—**	—
New Listings	23	**15**	- 34.8%	157	**134**	- 14.6%
Inventory of Homes for Sale	30	**41**	+ 36.7%	—	**—**	—
Percent of Original List Price Received*	97.2%	**97.1%**	- 0.1%	96.9%	**98.1%**	+ 1.2%

* 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

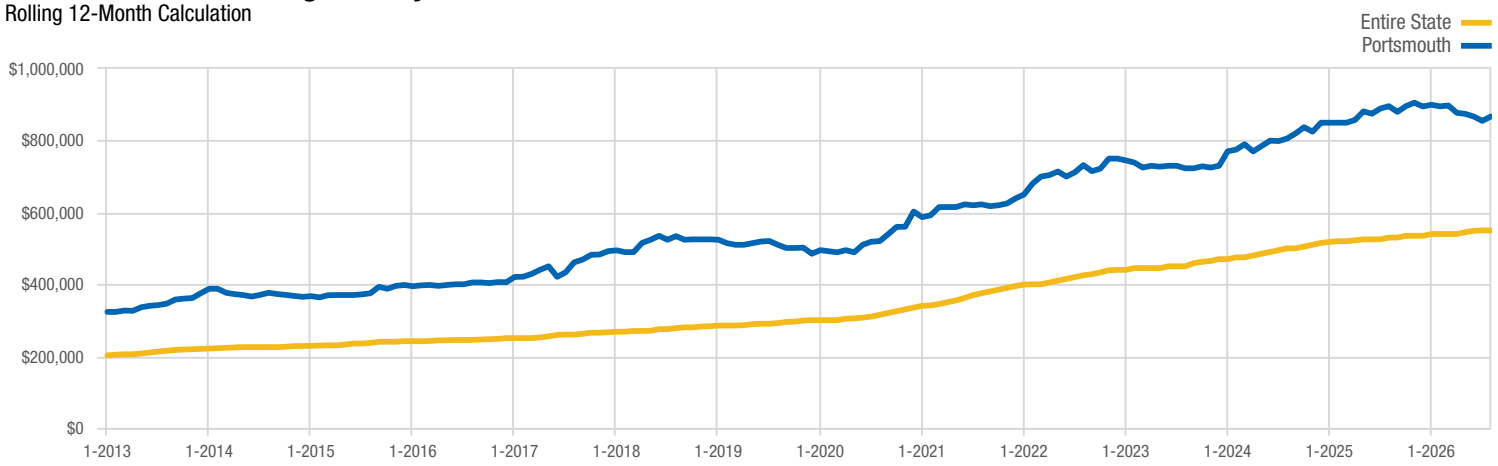


Median Sales Price



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.

Current as of September 5, 2026. All data from New Hampshire REALTORS®, Inc. and PrimeMLS, Inc. Report © 2026 ShowingTime Plus, LLC.