

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



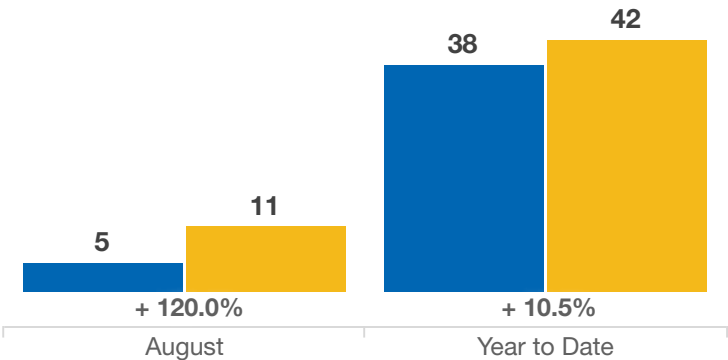
Sandown

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	5	11	+ 120.0%	38	42	+ 10.5%
Median Sales Price*	\$540,000	\$670,000	+ 24.1%	\$559,375	\$660,000	+ 18.0%
Median List Price	\$625,000	\$681,266	+ 9.0%	\$599,999	\$689,459	+ 14.9%
Volume of Closed Sales	\$2,479,900	\$7,216,026	+ 191.0%	\$21,052,850	\$27,657,163	+ 31.4%
Days on Market Until Sale	7	31	+ 342.9%	23	23	0.0%
Pending Sales	5	9	+ 80.0%	37	60	+ 62.2%
Months Supply of Inventory	2.1	3.1	+ 47.6%	—	—	—
New Listings	11	22	+ 100.0%	51	86	+ 68.6%
Inventory of Homes for Sale	10	19	+ 90.0%	—	—	—
Percent of Original List Price Received*	102.1%	93.9%	- 8.0%	98.4%	100.1%	+ 1.7%

* 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.

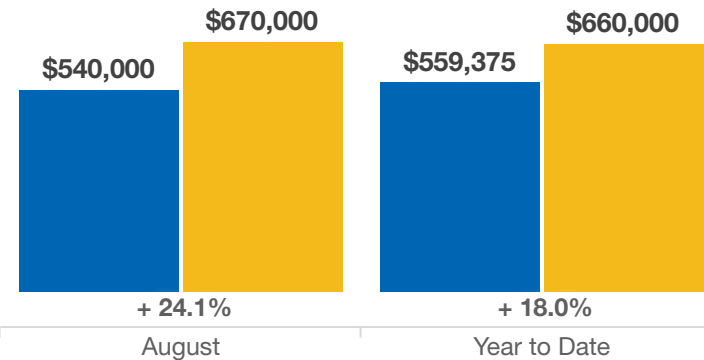
Closed Sales

2025 2026



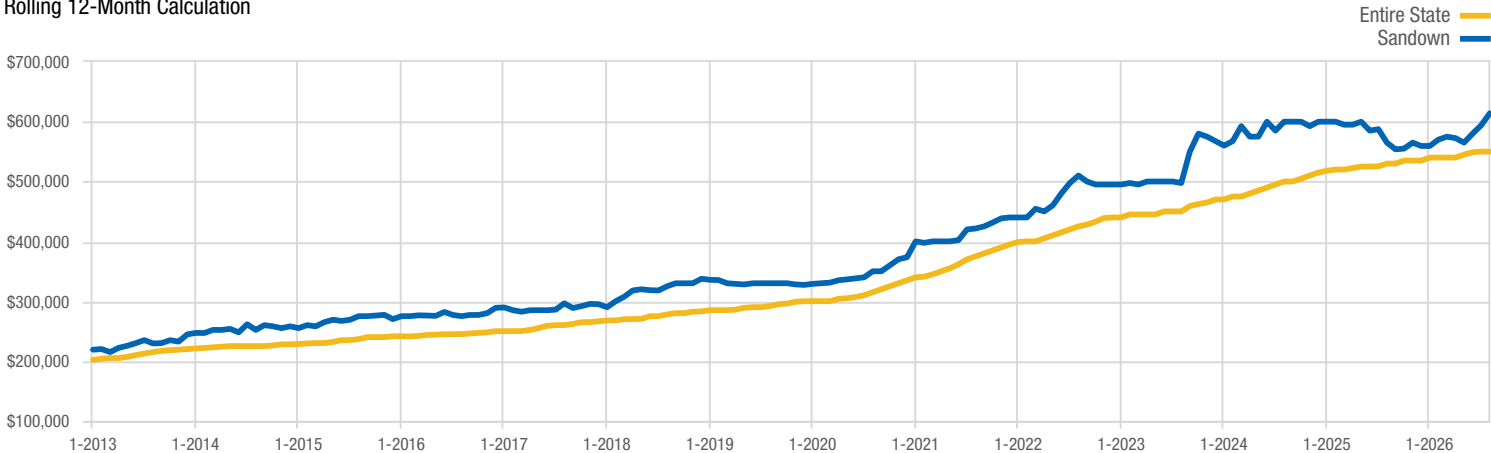
Median Sales Price

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.