

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



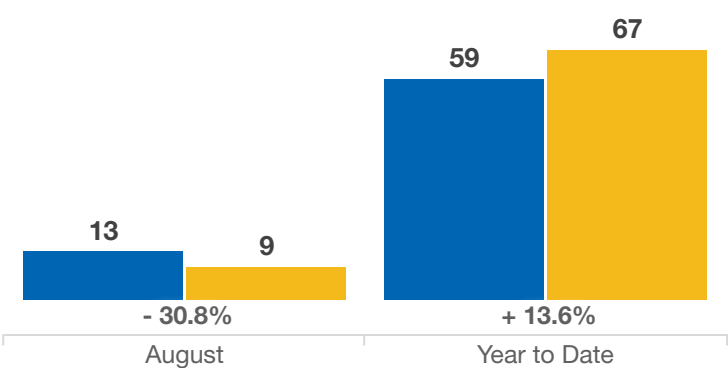
Somersworth

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	13	9	- 30.8%	59	67	+ 13.6%
Median Sales Price*	\$455,000	\$520,000	+ 14.3%	\$445,000	\$445,000	0.0%
Median List Price	\$412,450	\$449,900	+ 9.1%	\$415,000	\$449,000	+ 8.2%
Volume of Closed Sales	\$8,538,350	\$4,707,000	- 44.9%	\$30,372,900	\$31,088,200	+ 2.4%
Days on Market Until Sale	17	25	+ 47.1%	21	19	- 9.5%
Pending Sales	6	18	+ 200.0%	60	83	+ 38.3%
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—
New Listings	8	23	+ 187.5%	69	99	+ 43.5%
Inventory of Homes for Sale	10	20	+ 100.0%	—	—	—
Percent of Original List Price Received*	99.1%	99.0%	- 0.1%	99.7%	100.2%	+ 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.

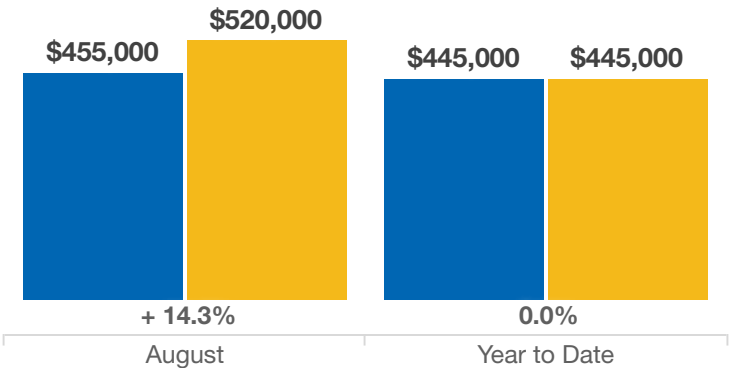
Closed Sales

2025 2026



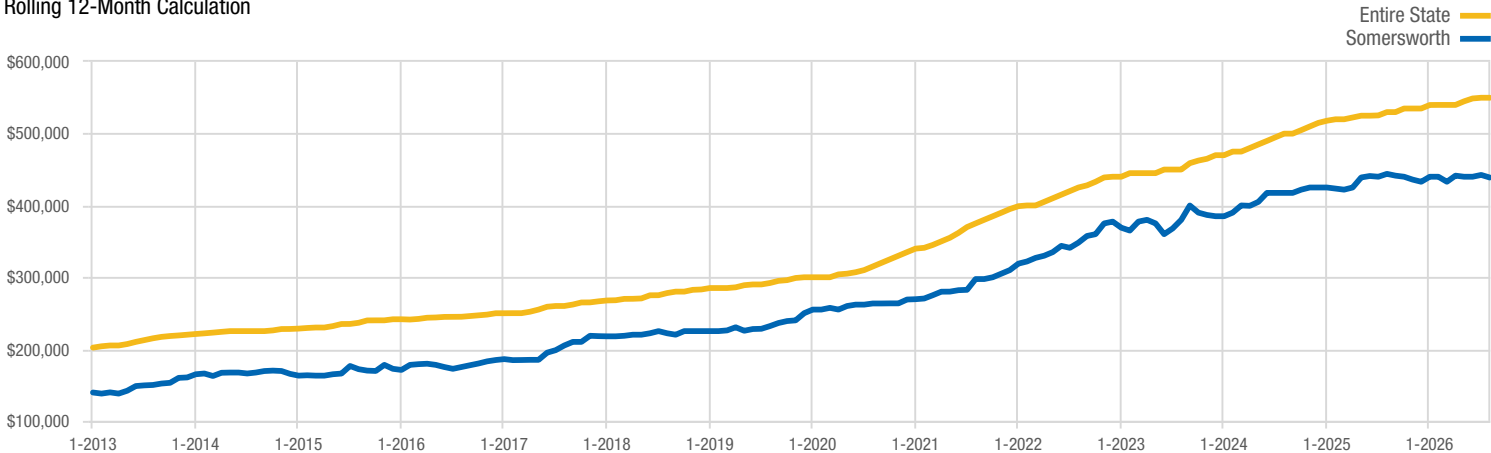
Median Sales Price

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.