

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



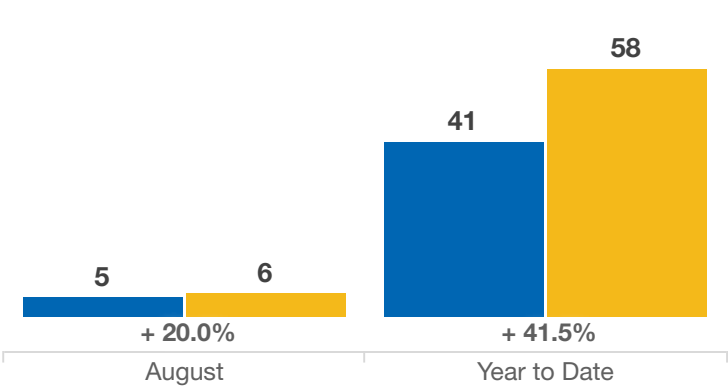
Stratham

Single Family Residence	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	5	6	+ 20.0%	41	58	+ 41.5%
Median Sales Price*	\$895,000	\$1,387,500	+ 55.0%	\$975,000	\$987,500	+ 1.3%
Median List Price	\$814,500	\$666,950	- 18.1%	\$1,012,500	\$954,000	- 5.8%
Volume of Closed Sales	\$6,591,000	\$7,499,900	+ 13.8%	\$43,995,500	\$64,944,460	+ 47.6%
Days on Market Until Sale	36	36	0.0%	21	27	+ 28.6%
Pending Sales	5	7	+ 40.0%	45	66	+ 46.7%
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—
New Listings	4	4	0.0%	50	74	+ 48.0%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Percent of Original List Price Received*	98.6%	97.6%	- 1.0%	99.1%	99.4%	+ 0.3%

* 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.

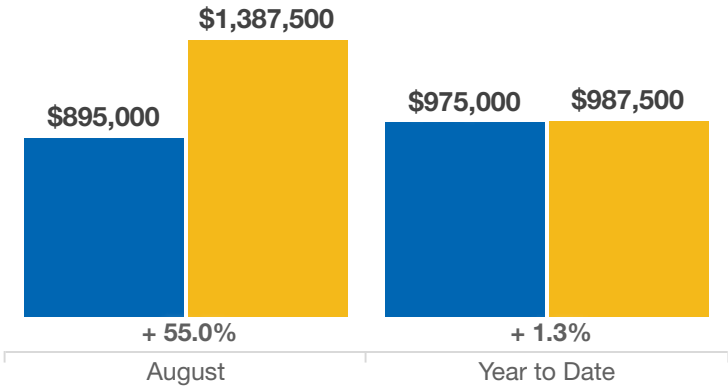
Closed Sales

2025 2026



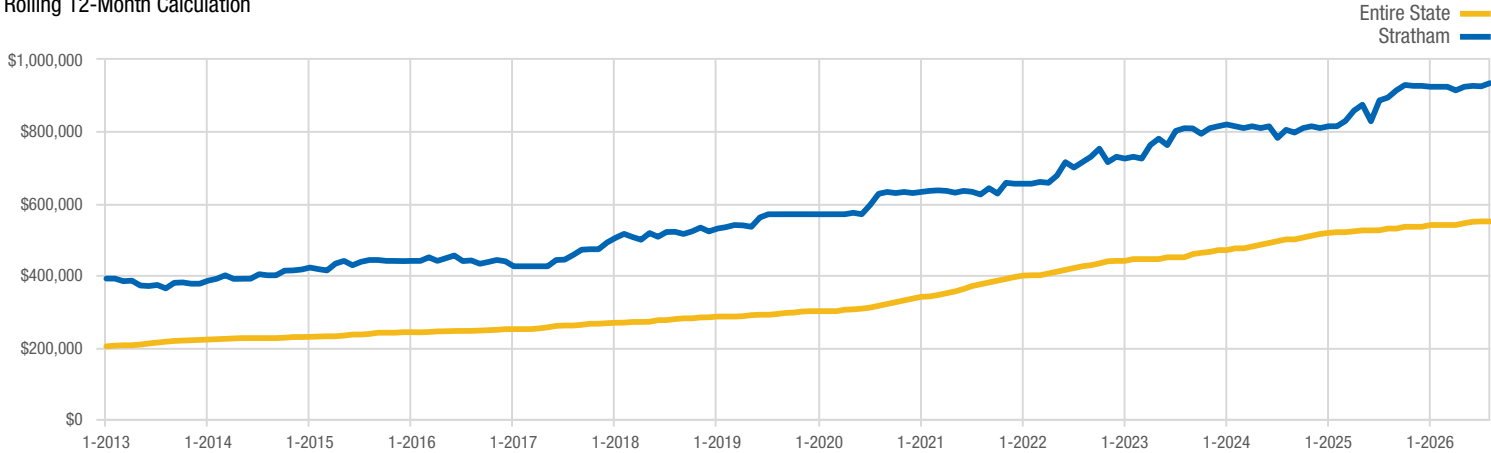
Median Sales Price

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.