

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



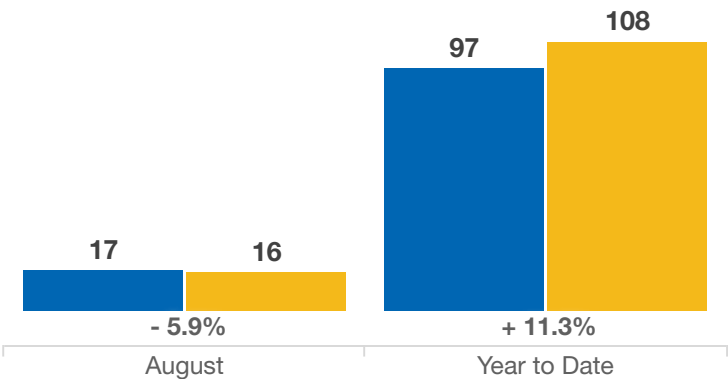
Windham

Single Family Residence Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	17	16	- 5.9%	97	108	+ 11.3%
Median Sales Price*	\$910,000	\$883,500	- 2.9%	\$885,000	\$869,500	- 1.8%
Median List Price	\$744,500	\$992,000	+ 33.2%	\$849,900	\$900,000	+ 5.9%
Volume of Closed Sales	\$20,185,000	\$15,845,500	- 21.5%	\$100,062,205	\$107,417,800	+ 7.4%
Days on Market Until Sale	45	18	- 60.0%	24	22	- 8.3%
Pending Sales	9	23	+ 155.6%	108	128	+ 18.5%
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—
New Listings	16	18	+ 12.5%	128	150	+ 17.2%
Inventory of Homes for Sale	12	23	+ 91.7%	—	—	—
Percent of Original List Price Received*	94.8%	104.8%	+ 10.5%	98.8%	100.2%	+ 1.4%

* 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.

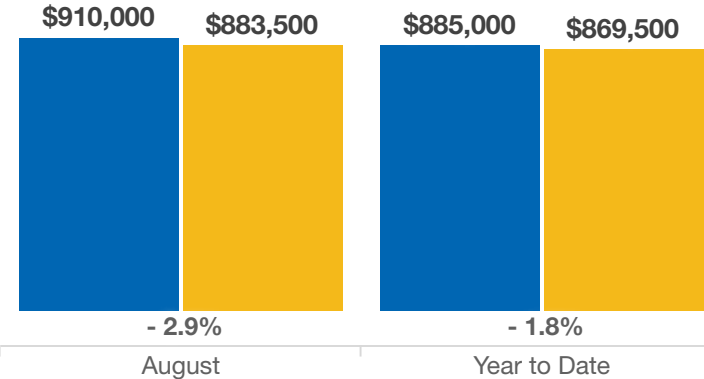
Closed Sales

2025 2026



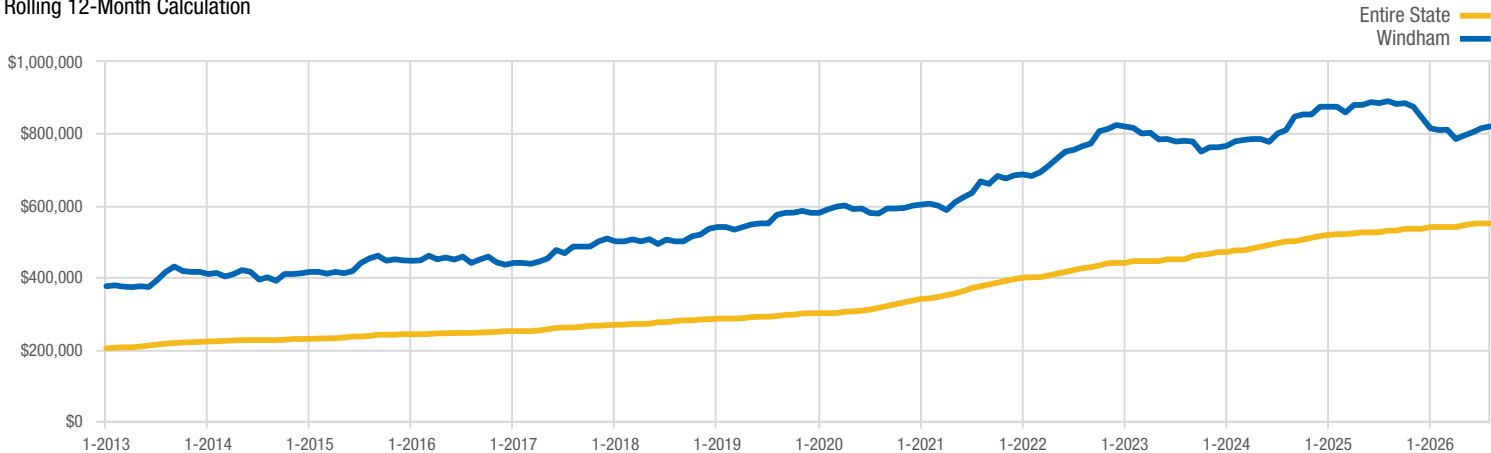
Median Sales Price

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.