

Local Market Update – September 2026

A Research Tool Provided by the New Hampshire REALTORS®



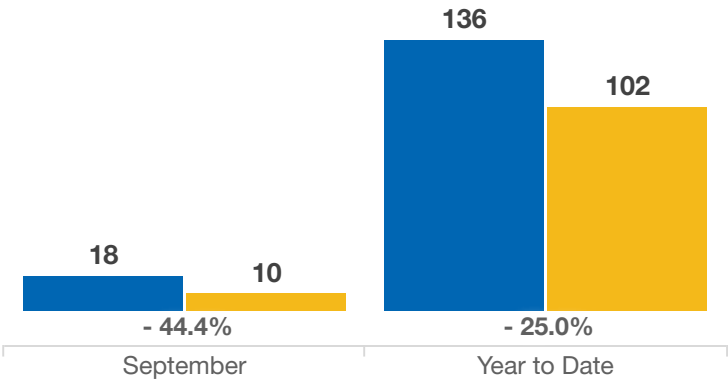
Portsmouth

Single Family Residence	September			Year to Date		
	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
Closed Sales	18	10	- 44.4%	136	102	- 25.0%
Median Sales Price*	\$772,389	\$1,179,950	+ 52.8%	\$893,000	\$887,500	- 0.6%
Median List Price	\$799,900	\$1,300,000	+ 62.5%	\$950,000	\$950,000	0.0%
Volume of Closed Sales	\$18,205,777	\$19,190,153	+ 5.4%	\$162,328,999	\$122,949,595	- 24.3%
Days on Market Until Sale	36	133	+ 269.4%	31	44	+ 41.9%
Pending Sales	12	19	+ 58.3%	136	113	- 16.9%
Months Supply of Inventory	2.6	3.6	+ 38.5%	—	—	—
New Listings	29	25	- 13.8%	186	161	- 13.4%
Inventory of Homes for Sale	40	45	+ 12.5%	—	—	—
Percent of Original List Price Received*	98.2%	94.5%	- 3.8%	97.1%	97.7%	+ 0.6%

* 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.

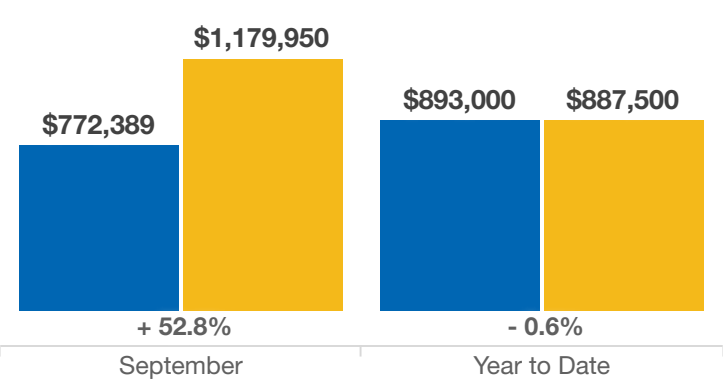
Closed Sales

2025 2026



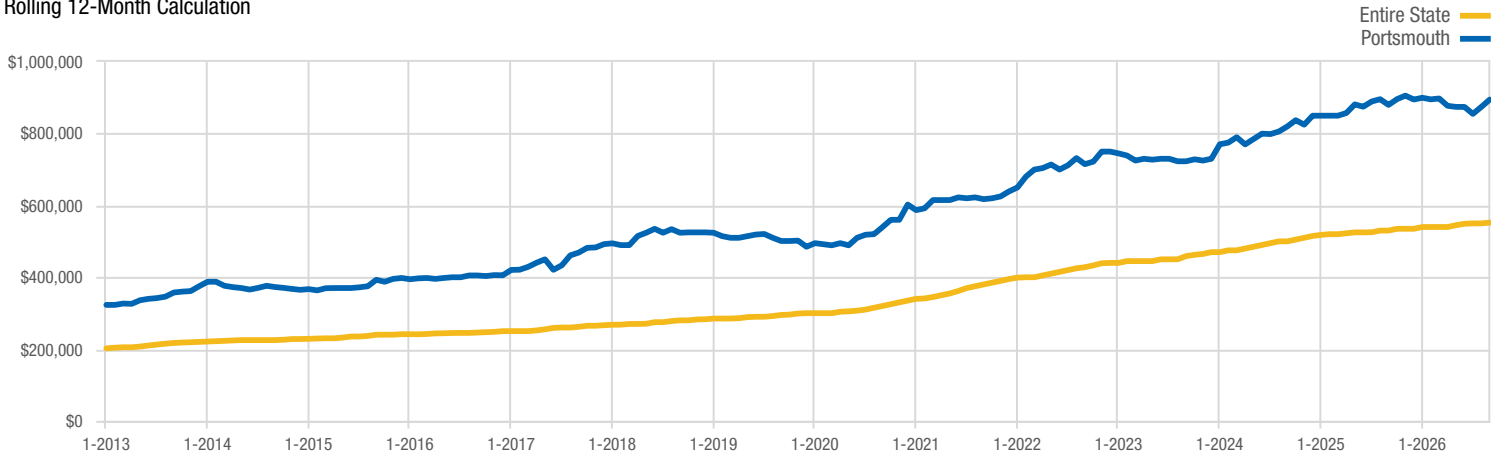
Median Sales Price

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.