# Local Market Update – October 2026

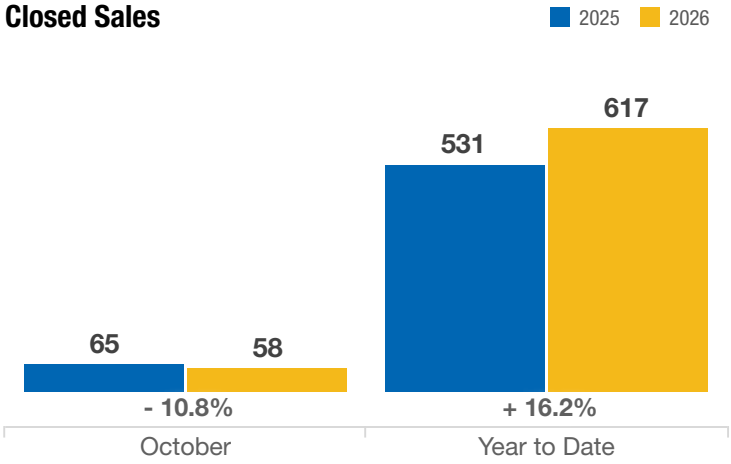
A Research Tool Provided by the New Hampshire REALTORS®

# Manchester

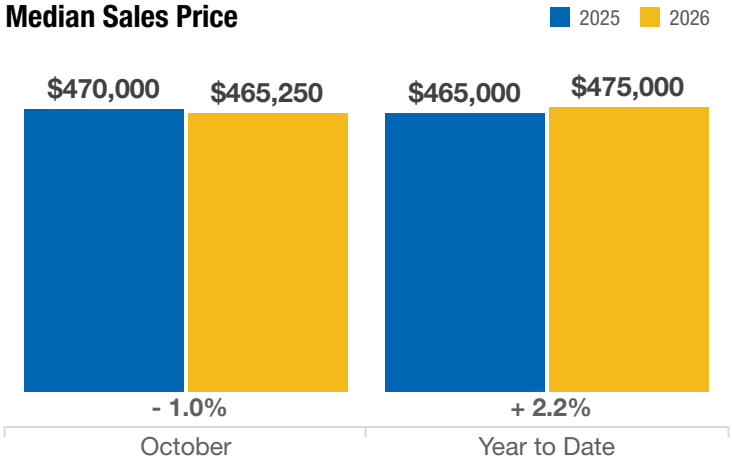
| Single Family Residence | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| Closed Sales | 65 | **58** | - 10.8% | 531 | **617** | + 16.2% |
| Median Sales Price* | $470,000 | **$465,250** | - 1.0% | $465,000 | **$475,000** | + 2.2% |
| Median List Price | $450,000 | **$467,500** | + 3.9% | $465,000 | **$474,900** | + 2.1% |
| Volume of Closed Sales | $30,946,100 | **$28,259,945** | - 8.7% | $257,308,617 | **$308,653,197** | + 20.0% |
| Days on Market Until Sale | 17 | **15** | - 11.8% | 13 | **16** | + 23.1% |
| Pending Sales | 58 | **59** | + 1.7% | 558 | **641** | + 14.9% |
| Months Supply of Inventory | 1.3 | **1.1** | - 15.4% | — | **—** | — |
| New Listings | 89 | **82** | - 7.9% | 646 | **733** | + 13.5% |
| Inventory of Homes for Sale | 70 | **69** | - 1.4% | — | **—** | — |
| Percent of Original List Price Received* | 101.8% | **99.9%** | - 1.9% | 102.6% | **101.9%** | - 0.7% |

* 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

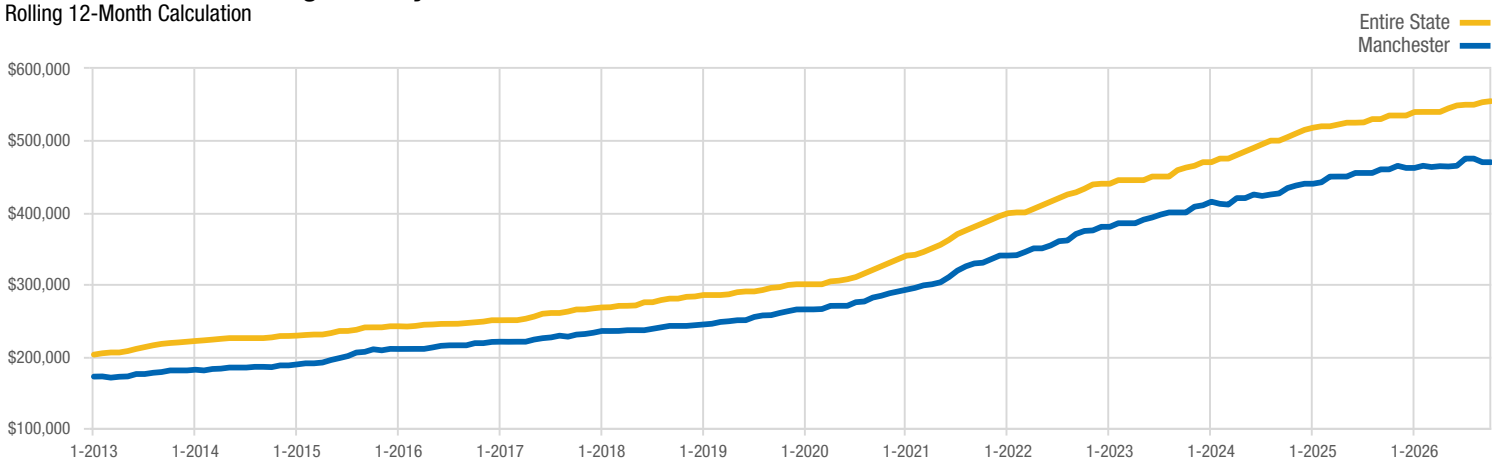



## Median Sales Price




## 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.

Current as of November 5, 2026. All data from New Hampshire REALTORS®, Inc. and PrimeMLS, Inc. Report © 2026 ShowingTime Plus, LLC.