

Local Market Update – July 2026

A Research Tool Provided by the New Hampshire REALTORS®



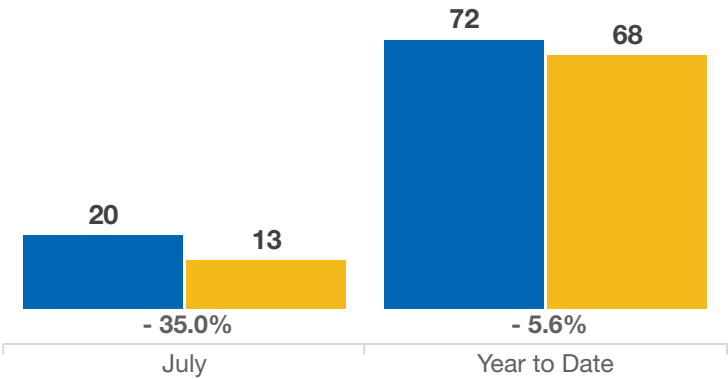
Amherst

Single Family Residence Key Metrics	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Closed Sales	20	13	- 35.0%	72	68	- 5.6%
Median Sales Price*	\$702,500	\$700,000	- 0.4%	\$672,000	\$721,500	+ 7.4%
Median List Price	\$699,900	\$765,000	+ 9.3%	\$698,500	\$799,900	+ 14.5%
Volume of Closed Sales	\$16,448,628	\$9,299,325	- 43.5%	\$53,130,628	\$60,358,325	+ 13.6%
Days on Market Until Sale	17	18	+ 5.9%	18	12	- 33.3%
Pending Sales	15	19	+ 26.7%	80	84	+ 5.0%
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—
New Listings	18	25	+ 38.9%	102	119	+ 16.7%
Inventory of Homes for Sale	18	30	+ 66.7%	—	—	—
Percent of Original List Price Received*	99.2%	98.2%	- 1.0%	100.9%	100.1%	- 0.8%

* 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.

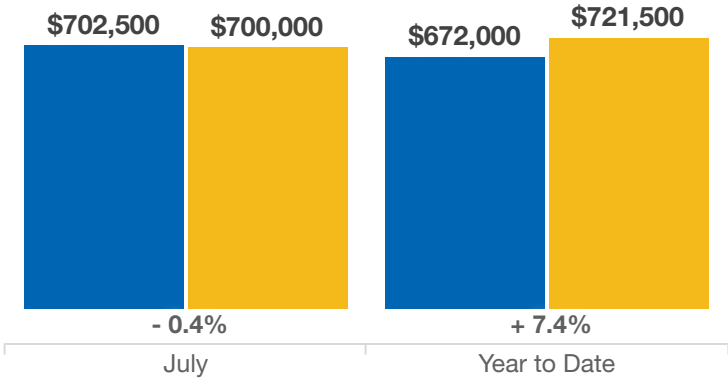
Closed Sales

2025 2026



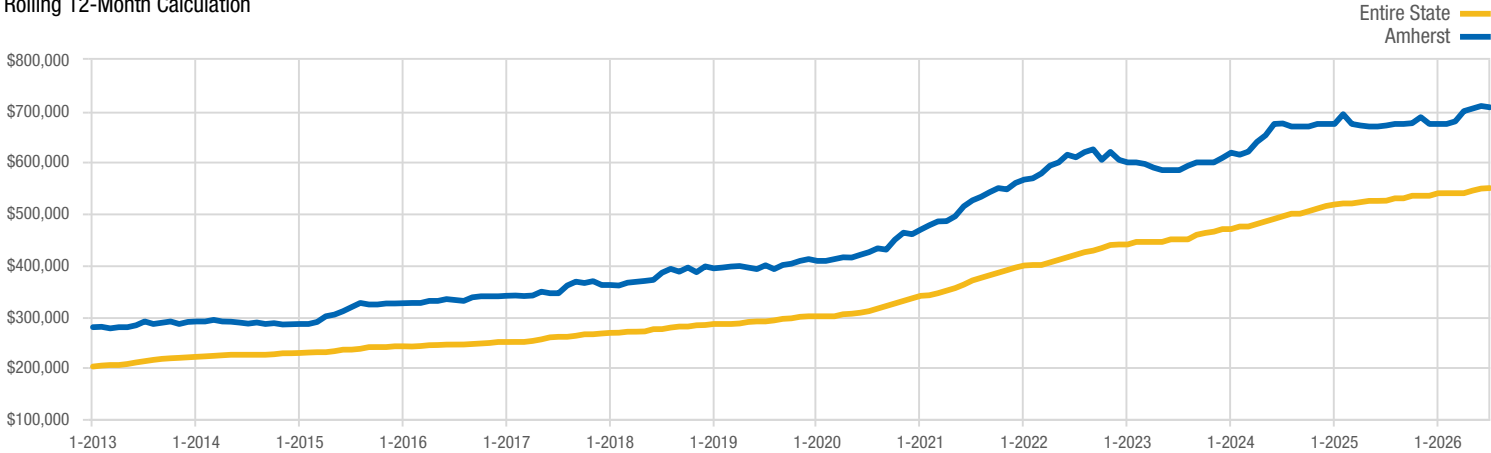
Median Sales Price

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.