

# Local Market Update – May 2026

A Research Tool Provided by the New Hampshire REALTORS®

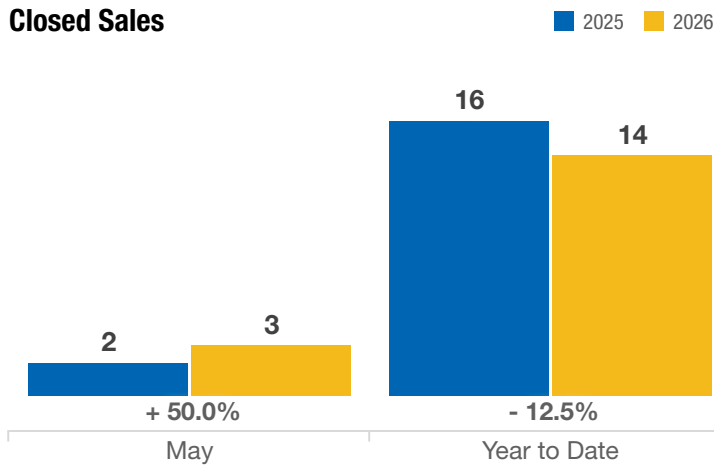


## Durham

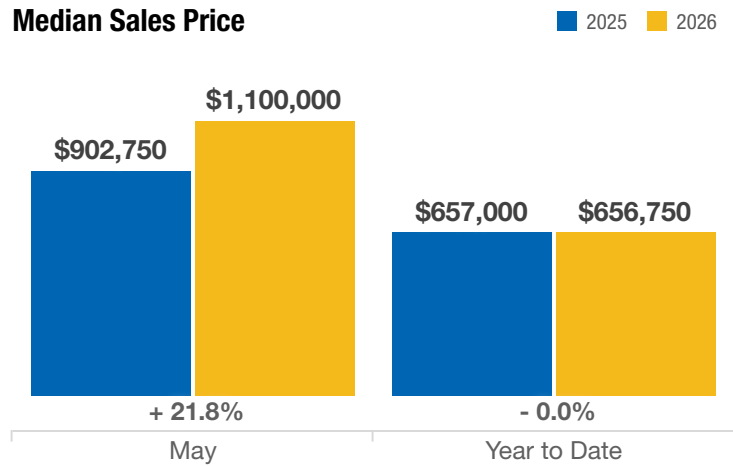
| Single Family Residence<br>Key Metrics   | May         |                    |          | Year to Date |                     |          |
|--|-------------|--------------------|----------|--------------|---------------------|----------|
|  | 2025        | 2026               | % Change | Thru 5-2025  | Thru 5-2026         | % Change |
| Closed Sales                             | 2           | 3                  | + 50.0%  | 16           | 14                  | - 12.5%  |
| Median Sales Price*                      | \$902,750   | <b>\$1,100,000</b> | + 21.8%  | \$657,000    | <b>\$656,750</b>    | - 0.0%   |
| Median List Price                        | \$985,000   | <b>\$814,500</b>   | - 17.3%  | \$837,500    | <b>\$825,000</b>    | - 1.5%   |
| Volume of Closed Sales                   | \$1,805,500 | <b>\$2,864,000</b> | + 58.6%  | \$10,901,280 | <b>\$10,718,500</b> | - 1.7%   |
| Days on Market Until Sale                | 10          | 6                  | - 40.0%  | 45           | 14                  | - 68.9%  |
| Pending Sales                            | 3           | 6                  | + 100.0% | 22           | 17                  | - 22.7%  |
| Months Supply of Inventory               | 1.6         | 2.4                | + 50.0%  | —            | —                   | —        |
| New Listings                             | 7           | 12                 | + 71.4%  | 28           | 29                  | + 3.6%   |
| Inventory of Homes for Sale              | 6           | 12                 | + 100.0% | —            | —                   | —        |
| Percent of Original List Price Received* | 106.6%      | <b>100.9%</b>      | - 5.3%   | 95.8%        | <b>100.2%</b>       | + 4.6%   |

\* 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

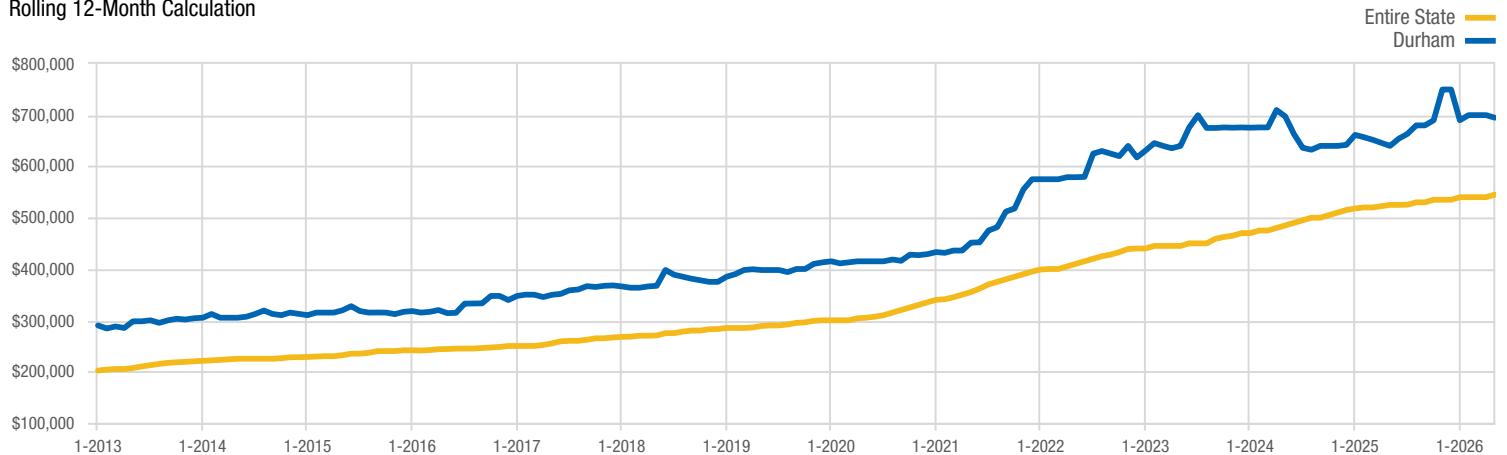


### Median Sales Price



### 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.