

Local Market Update – April 2025

A Research Tool Provided by the New Hampshire REALTORS®



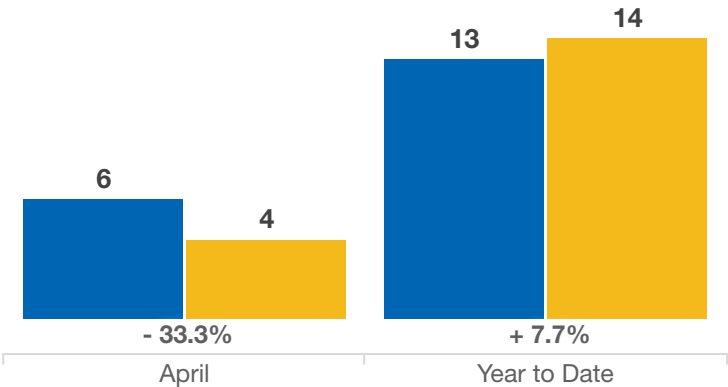
Durham

Single Family Residence	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	6	4	- 33.3%	13	14	+ 7.7%
Median Sales Price*	\$747,500	\$622,890	- 16.7%	\$616,000	\$622,000	+ 1.0%
Median List Price	\$650,000	\$824,500	+ 26.8%	\$675,000	\$775,000	+ 14.8%
Volume of Closed Sales	\$7,065,000	\$2,635,780	- 62.7%	\$11,021,250	\$9,095,780	- 17.5%
Days on Market Until Sale	6	77	+ 1,183.3%	11	50	+ 354.5%
Pending Sales	8	7	- 12.5%	19	20	+ 5.3%
Months Supply of Inventory	2.2	0.5	- 77.3%	—	—	—
New Listings	12	8	- 33.3%	25	21	- 16.0%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Percent of Original List Price Received*	102.1%	95.7%	- 6.3%	101.0%	94.2%	- 6.7%

* 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.

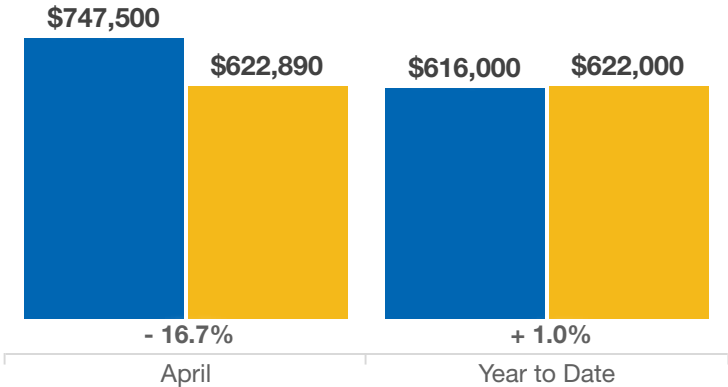
Closed Sales

2024 2025



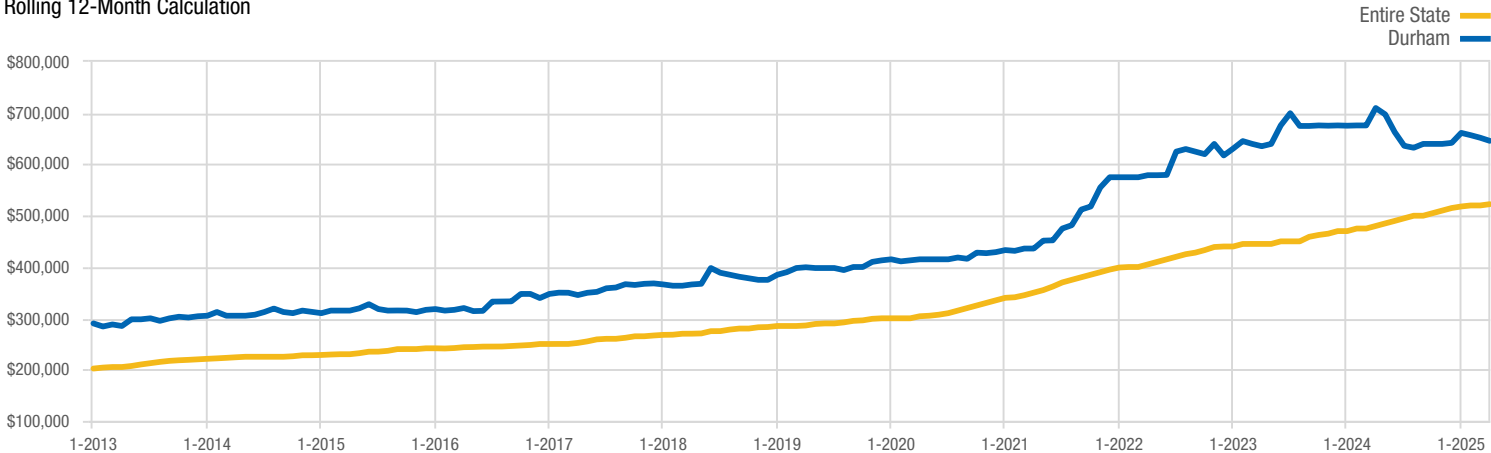
Median Sales Price

2024 2025



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.