

Local Market Update – May 2025

A Research Tool Provided by the New Hampshire REALTORS®



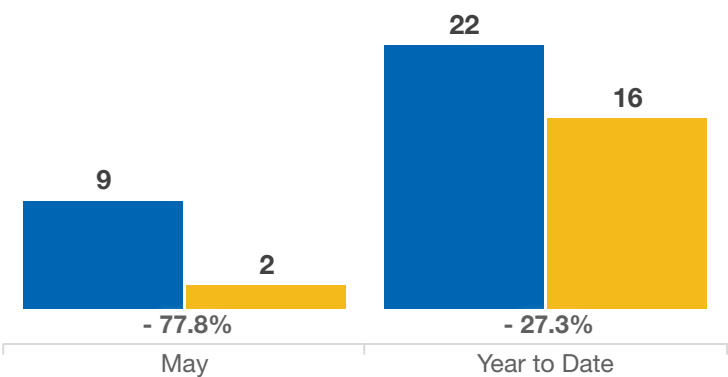
Durham

Single Family Residence		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Closed Sales		9	2	- 77.8%	22	16	- 27.3%
Median Sales Price*		\$685,000	\$902,750	+ 31.8%	\$674,000	\$657,000	- 2.5%
Median List Price		\$667,200	\$1,220,000	+ 82.9%	\$675,000	\$837,500	+ 24.1%
Volume of Closed Sales		\$6,624,000	\$1,805,500	- 72.7%	\$17,645,250	\$10,901,280	- 38.2%
Days on Market Until Sale		9	10	+ 11.1%	10	45	+ 350.0%
Pending Sales		8	4	- 50.0%	27	23	- 14.8%
Months Supply of Inventory		2.6	1.3	- 50.0%	—	—	—
New Listings		10	7	- 30.0%	35	28	- 20.0%
Inventory of Homes for Sale		10	5	- 50.0%	—	—	—
Percent of Original List Price Received*		101.2%	106.6%	+ 5.3%	101.1%	95.8%	- 5.2%

* 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.

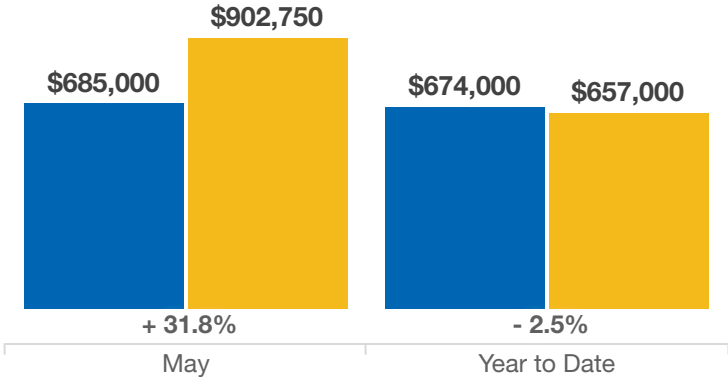
Closed Sales

■ 2024 ■ 2025



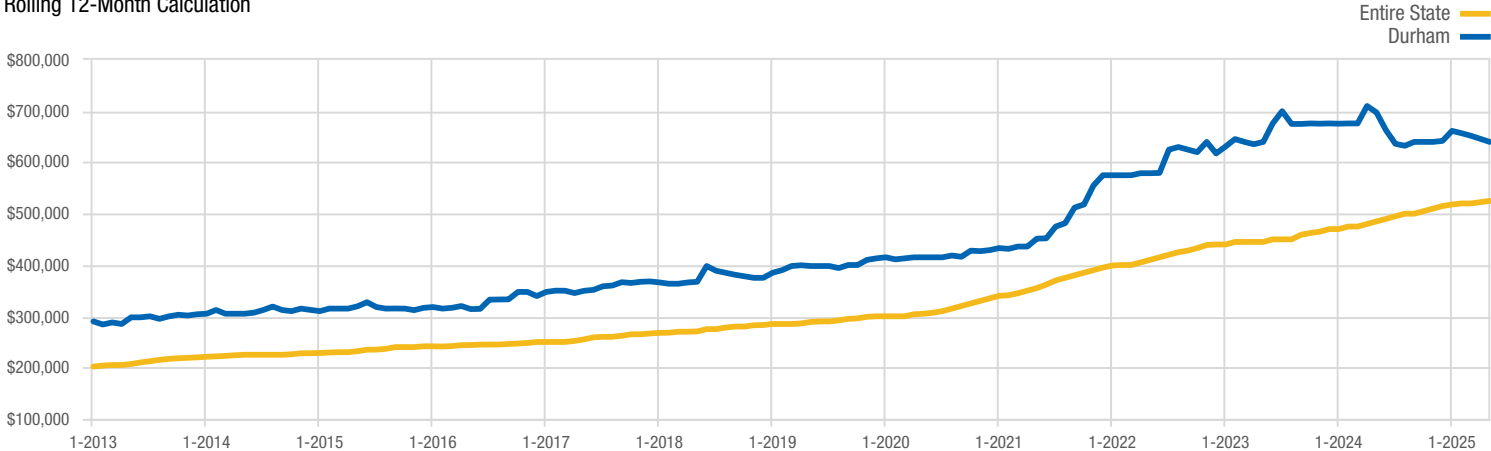
Median Sales Price

■ 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.