

Local Market Update – December 2025

A Research Tool Provided by the New Hampshire REALTORS®



Durham

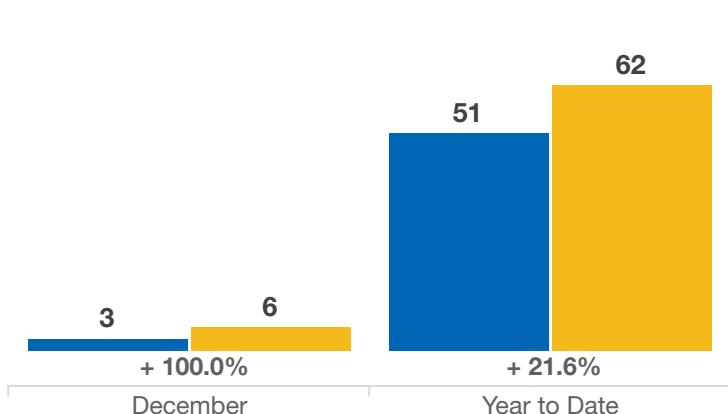
Single Family Residence

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales	3	6	+ 100.0%	51	62	+ 21.6%
Median Sales Price*	\$650,000	\$680,451	+ 4.7%	\$642,000	\$750,000	+ 16.8%
Median List Price	—	\$612,500	—	\$665,000	\$772,500	+ 16.2%
Volume of Closed Sales	\$1,565,000	\$4,015,901	+ 156.6%	\$38,393,650	\$47,377,481	+ 23.4%
Days on Market Until Sale	35	12	- 65.7%	20	28	+ 40.0%
Pending Sales	1	3	+ 200.0%	51	66	+ 29.4%
Months Supply of Inventory	0.5	0.4	- 20.0%	—	—	—
New Listings	0	4	—	53	82	+ 54.7%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Percent of Original List Price Received*	96.2%	99.0%	+ 2.9%	100.2%	97.9%	- 2.3%

* 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.

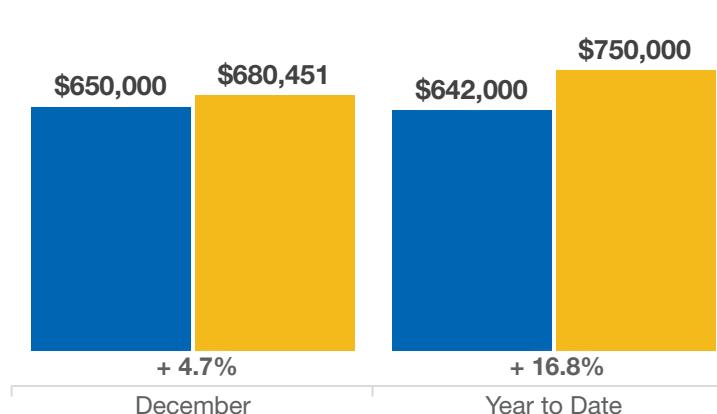
Closed Sales

■ 2024 ■ 2025



Median Sales Price

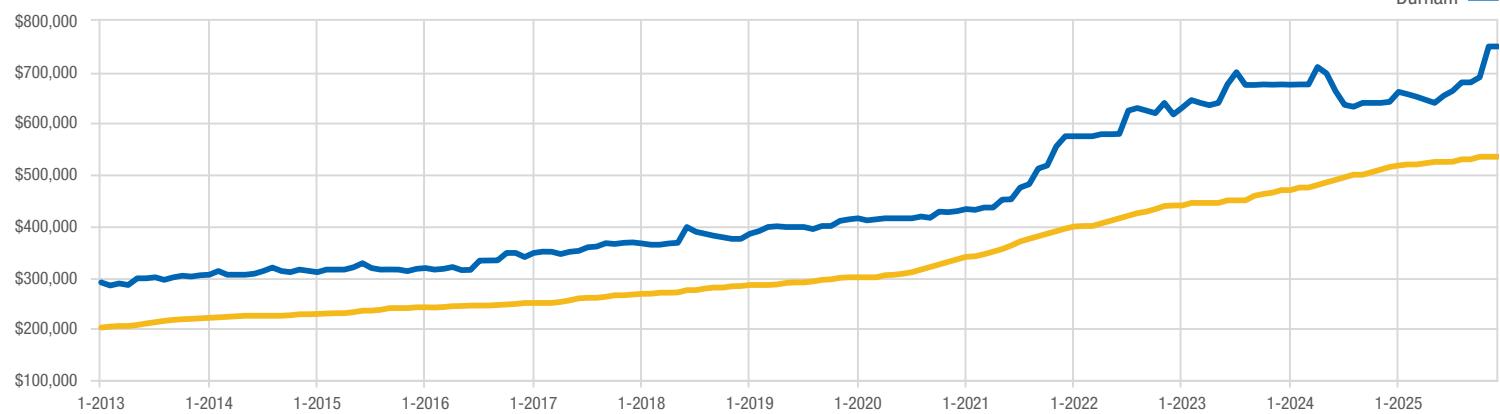
■ 2024 ■ 2025



Median Sales Price - Single Family Residence

Rolling 12-Month Calculation

Entire State ■ Durham ■



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.