

Local Market Update – April 2026

A Research Tool Provided by the New Hampshire REALTORS®

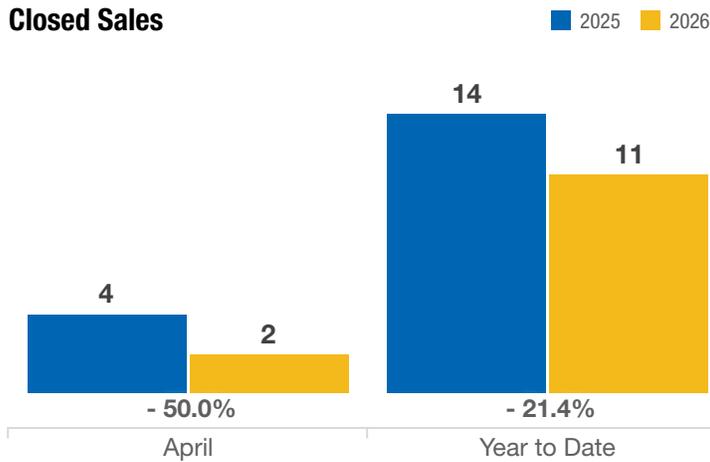


Durham

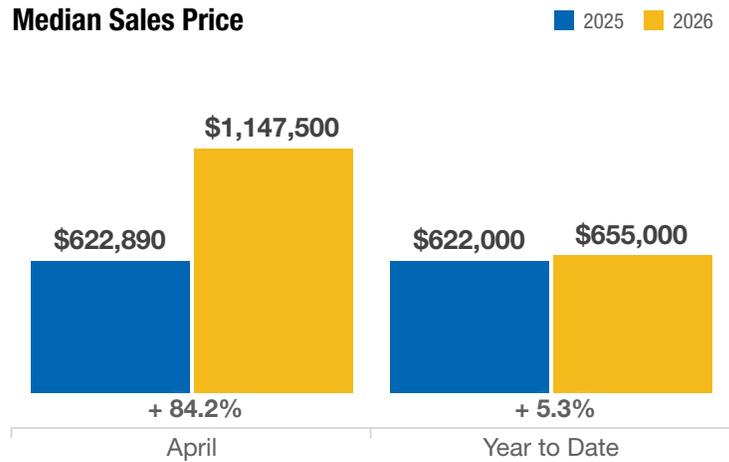
Single Family Residence Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Closed Sales	4	2	- 50.0%	14	11	- 21.4%
Median Sales Price*	\$622,890	\$1,147,500	+ 84.2%	\$622,000	\$655,000	+ 5.3%
Median List Price	\$824,500	\$825,000	+ 0.1%	\$775,000	\$825,000	+ 6.5%
Volume of Closed Sales	\$2,635,780	\$2,295,000	- 12.9%	\$9,095,780	\$7,854,500	- 13.6%
Days on Market Until Sale	77	52	- 32.5%	50	16	- 68.0%
Pending Sales	6	5	- 16.7%	19	11	- 42.1%
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—
New Listings	8	7	- 12.5%	21	17	- 19.0%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Percent of Original List Price Received*	95.7%	94.2%	- 1.6%	94.2%	100.1%	+ 6.3%

* 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

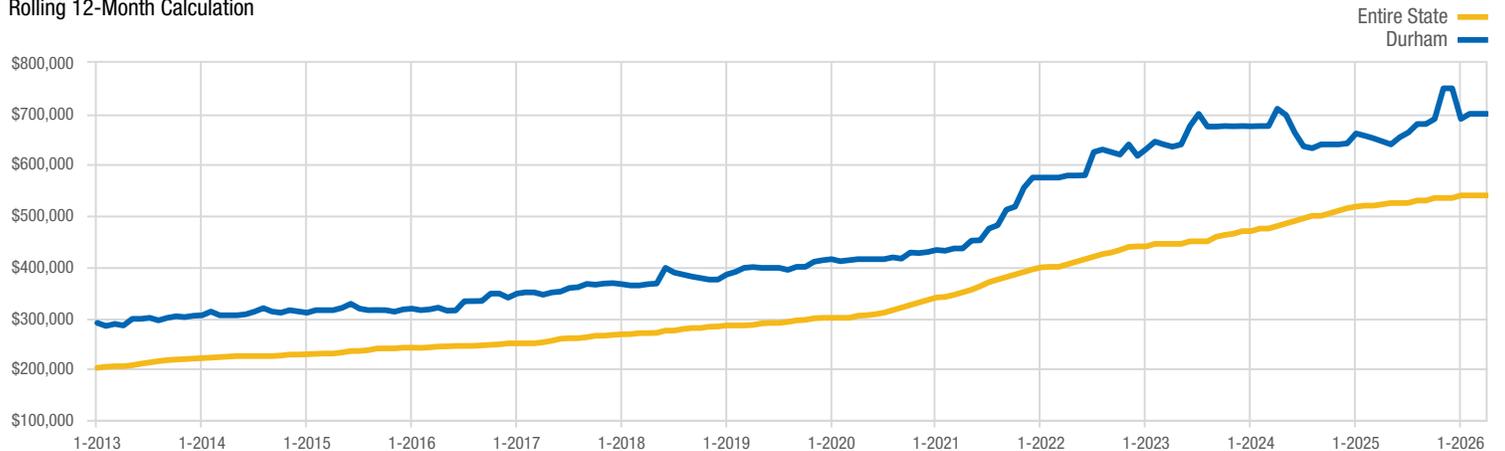


Median Sales Price



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.