Local Market Update – July 2026

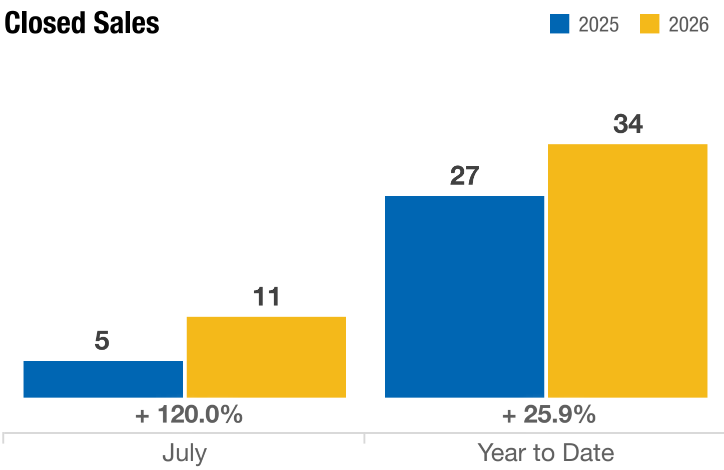
A Research Tool Provided by the New Hampshire REALTORS®

Durham

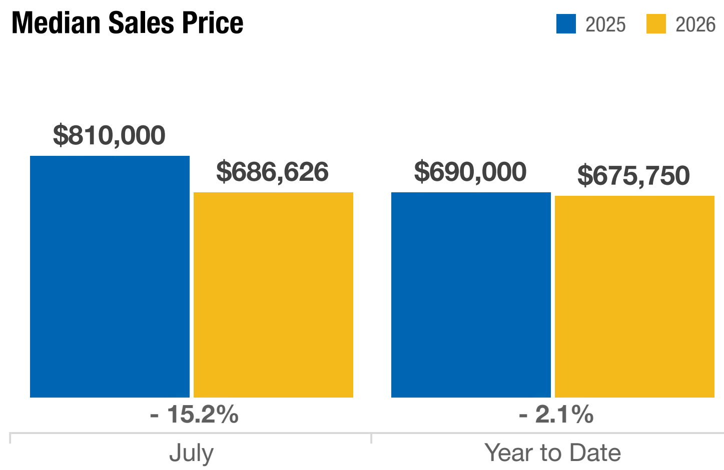
Single Family Residence	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
Closed Sales	5	**11**	+ 120.0%	27	**34**	+ 25.9%
Median Sales Price*	$810,000	**$686,626**	- 15.2%	$690,000	**$675,750**	- 2.1%
Median List Price	$690,000	**$925,000**	+ 34.1%	$798,000	**$799,500**	+ 0.2%
Volume of Closed Sales	$3,855,000	**$8,147,626**	+ 111.4%	$19,901,180	**$27,973,526**	+ 40.6%
Days on Market Until Sale	9	**14**	+ 55.6%	29	**13**	- 55.2%
Pending Sales	7	**11**	+ 57.1%	34	**39**	+ 14.7%
Months Supply of Inventory	2.9	**1.5**	- 48.3%	—	**—**	—
New Listings	5	**9**	+ 80.0%	50	**50**	0.0%
Inventory of Homes for Sale	11	**9**	- 18.2%	—	**—**	—
Percent of Original List Price Received*	101.3%	**99.7%**	- 1.6%	99.2%	**99.9%**	+ 0.7%

* 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

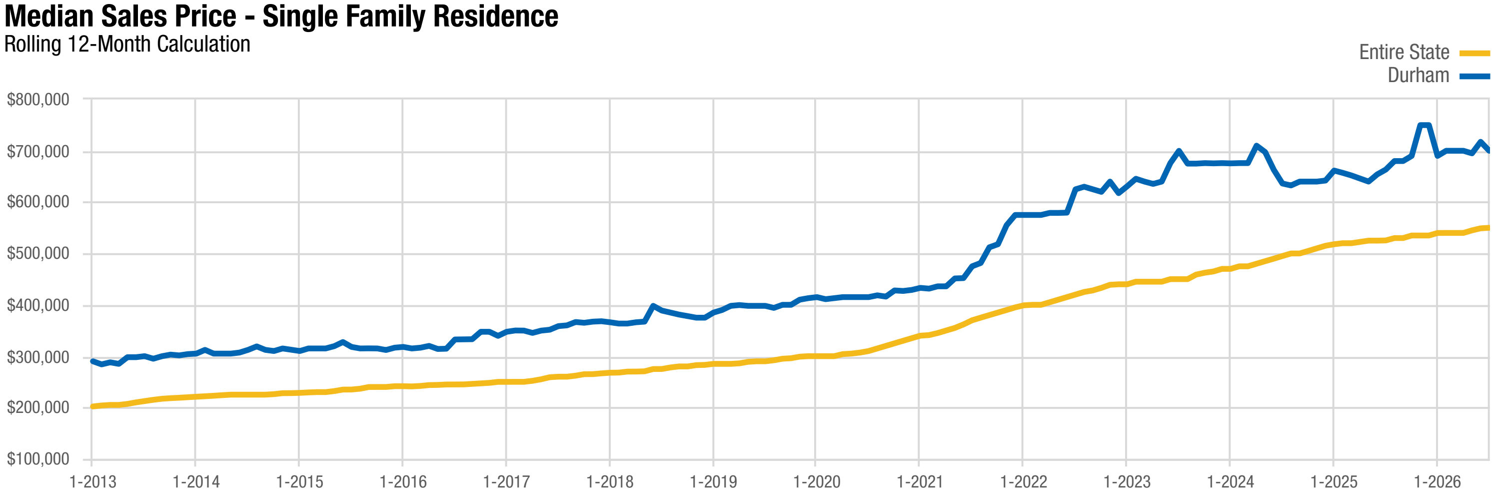


Median Sales Price



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.