

Local Market Update – May 2025

A Research Tool Provided by the New Hampshire REALTORS®



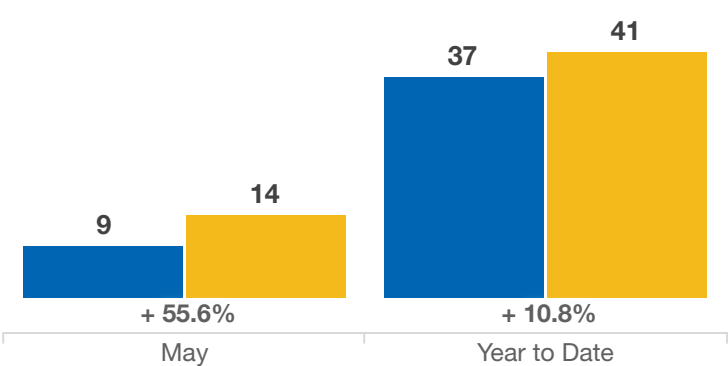
Lebanon

Single Family Residence Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Closed Sales	9	14	+ 55.6%	37	41	+ 10.8%
Median Sales Price*	\$479,000	\$520,000	+ 8.6%	\$490,000	\$439,000	- 10.4%
Median List Price	\$494,000	\$599,000	+ 21.3%	\$488,000	\$499,450	+ 2.3%
Volume of Closed Sales	\$4,873,000	\$8,477,499	+ 74.0%	\$18,600,732	\$20,833,975	+ 12.0%
Days on Market Until Sale	7	16	+ 128.6%	25	38	+ 52.0%
Pending Sales	15	15	0.0%	49	61	+ 24.5%
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—
New Listings	12	21	+ 75.0%	53	66	+ 24.5%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Percent of Original List Price Received*	100.7%	100.4%	- 0.3%	99.2%	98.1%	- 1.1%

* 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.

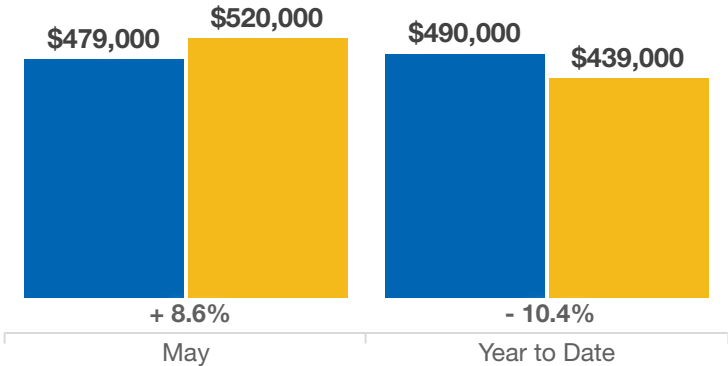
Closed Sales

■ 2024 ■ 2025



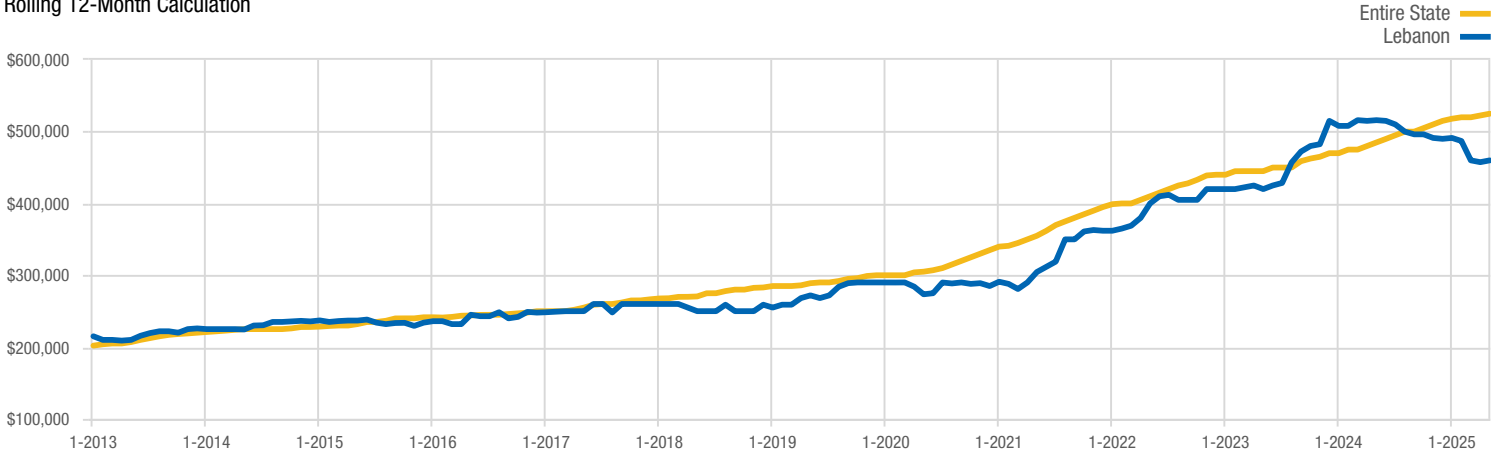
Median Sales Price

■ 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.