

Local Market Update – April 2026

A Research Tool Provided by the New Hampshire REALTORS®

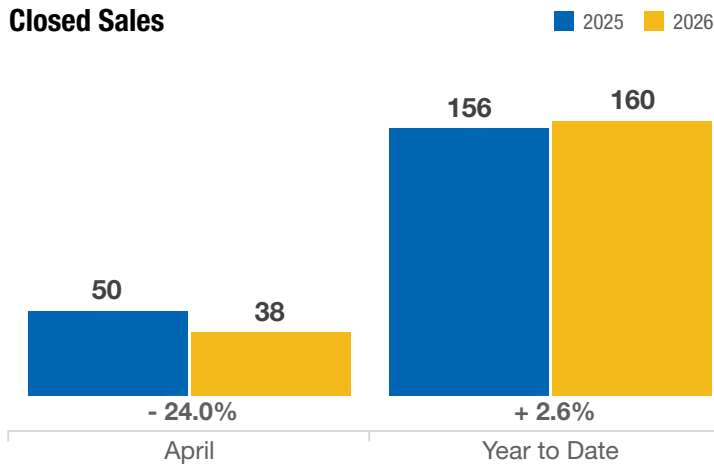


Manchester

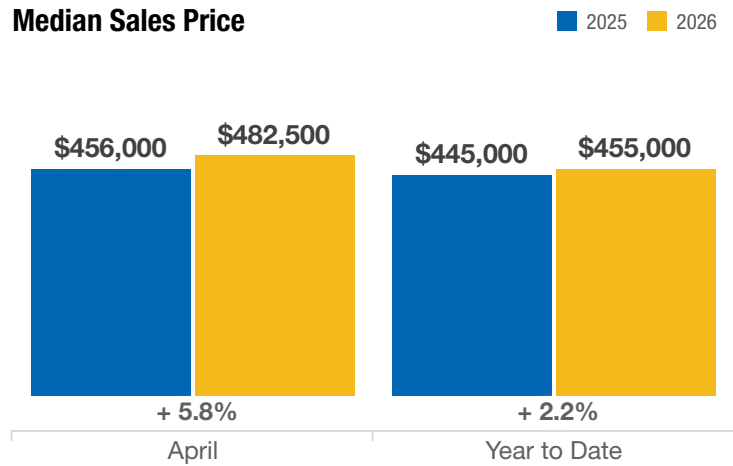
Single Family Residence Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Closed Sales	50	38	- 24.0%	156	160	+ 2.6%
Median Sales Price*	\$456,000	\$482,500	+ 5.8%	\$445,000	\$455,000	+ 2.2%
Median List Price	\$475,000	\$474,900	- 0.0%	\$467,450	\$450,000	- 3.7%
Volume of Closed Sales	\$24,333,800	\$18,641,300	- 23.4%	\$74,148,322	\$77,241,950	+ 4.2%
Days on Market Until Sale	12	17	+ 41.7%	14	20	+ 42.9%
Pending Sales	45	79	+ 75.6%	178	207	+ 16.3%
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—
New Listings	65	81	+ 24.6%	198	224	+ 13.1%
Inventory of Homes for Sale	38	36	- 5.3%	—	—	—
Percent of Original List Price Received*	103.6%	104.5%	+ 0.9%	102.4%	102.0%	- 0.4%

* 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

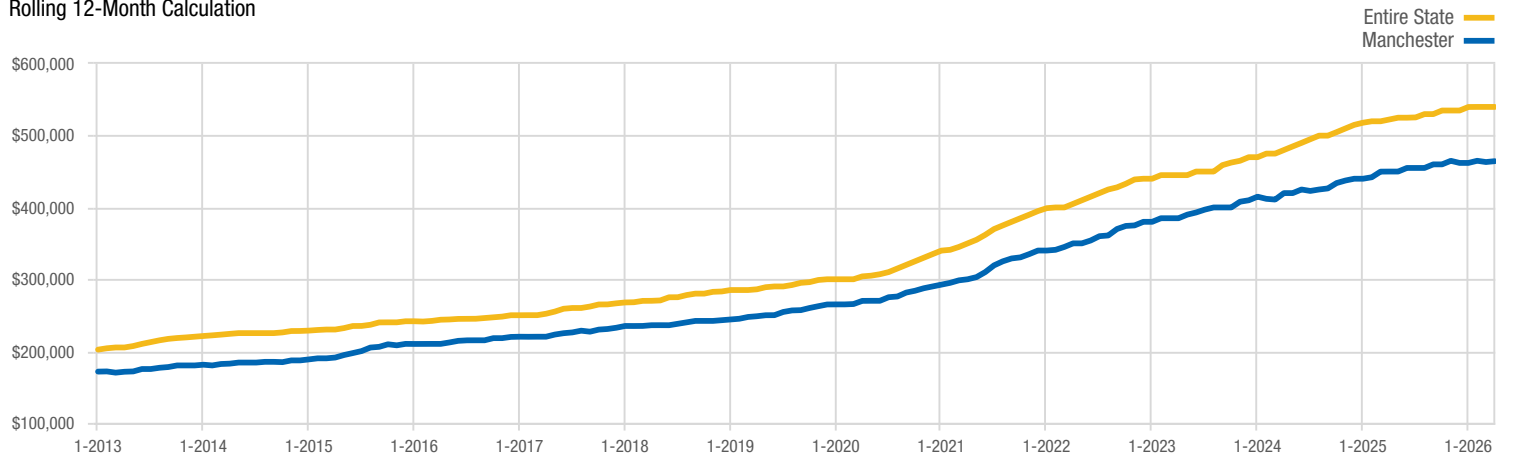


Median Sales Price



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.