

Local Market Update – June 2026

A Research Tool Provided by the New Hampshire REALTORS®

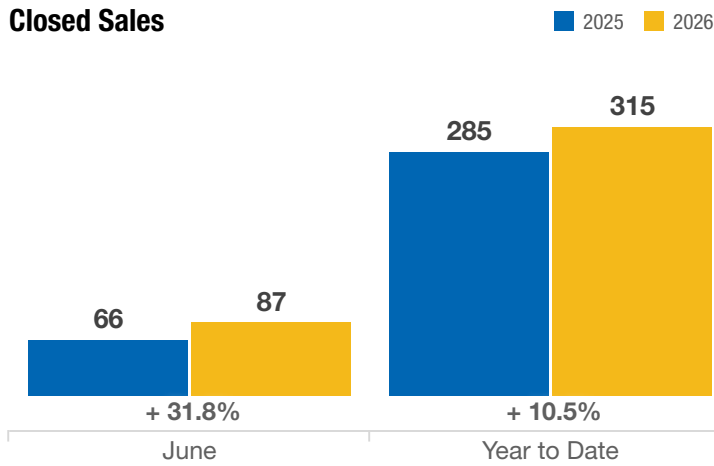


Manchester

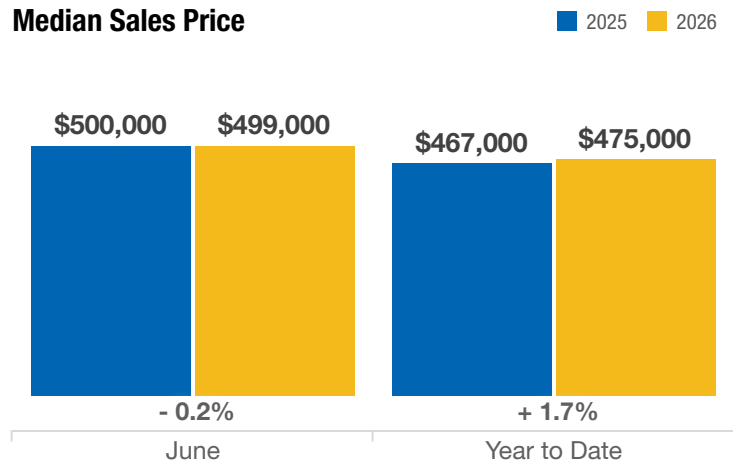
Single Family Residence Key Metrics	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Closed Sales	66	87	+ 31.8%	285	315	+ 10.5%
Median Sales Price*	\$500,000	\$499,000	- 0.2%	\$467,000	\$475,000	+ 1.7%
Median List Price	\$442,300	\$475,000	+ 7.4%	\$465,000	\$474,900	+ 2.1%
Volume of Closed Sales	\$33,331,900	\$46,792,350	+ 40.4%	\$138,041,917	\$158,534,800	+ 14.8%
Days on Market Until Sale	8	13	+ 62.5%	12	17	+ 41.7%
Pending Sales	75	93	+ 24.0%	330	370	+ 12.1%
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—
New Listings	76	115	+ 51.3%	359	432	+ 20.3%
Inventory of Homes for Sale	40	69	+ 72.5%	—	—	—
Percent of Original List Price Received*	103.8%	102.5%	- 1.3%	103.0%	102.6%	- 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

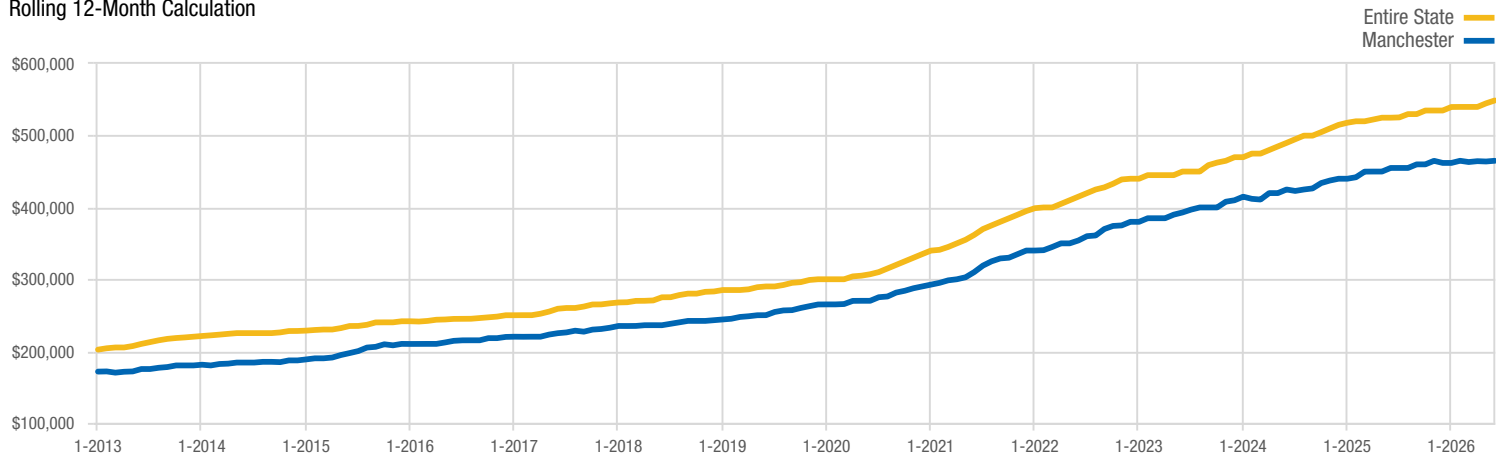


Median Sales Price



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.