

# Local Market Update – February 2026

A Research Tool Provided by the New Hampshire REALTORS®

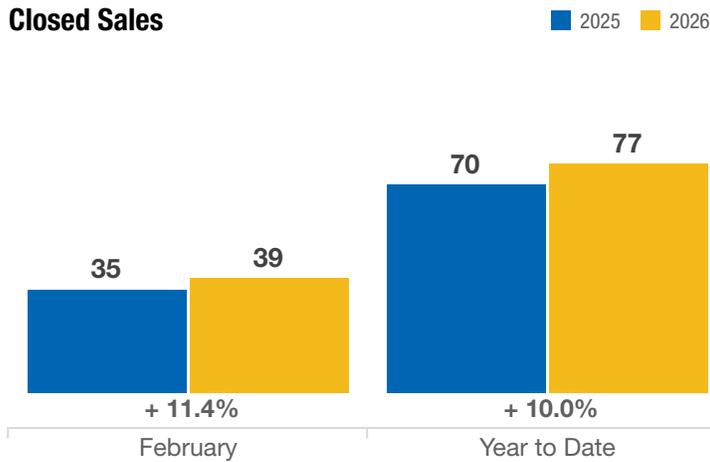


## Manchester

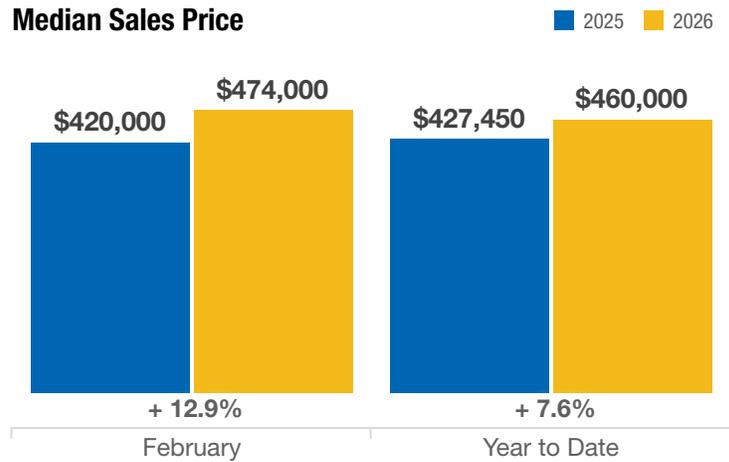
Single Family Residence Key Metrics	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Closed Sales	35	<b>39</b>	+ 11.4%	70	<b>77</b>	+ 10.0%
Median Sales Price*	\$420,000	<b>\$474,000</b>	+ 12.9%	\$427,450	<b>\$460,000</b>	+ 7.6%
Median List Price	\$499,950	<b>\$468,000</b>	- 6.4%	\$494,950	<b>\$450,000</b>	- 9.1%
Volume of Closed Sales	\$16,505,400	<b>\$19,617,800</b>	+ 18.9%	\$32,536,822	<b>\$37,457,800</b>	+ 15.1%
Days on Market Until Sale	15	<b>17</b>	+ 13.3%	15	<b>19</b>	+ 26.7%
Pending Sales	32	<b>45</b>	+ 40.6%	70	<b>81</b>	+ 15.7%
Months Supply of Inventory	0.5	<b>0.5</b>	0.0%	—	—	—
New Listings	36	<b>35</b>	- 2.8%	70	<b>85</b>	+ 21.4%
Inventory of Homes for Sale	26	<b>30</b>	+ 15.4%	—	—	—
Percent of Original List Price Received*	100.9%	<b>102.3%</b>	+ 1.4%	101.2%	<b>101.2%</b>	0.0%

\* 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

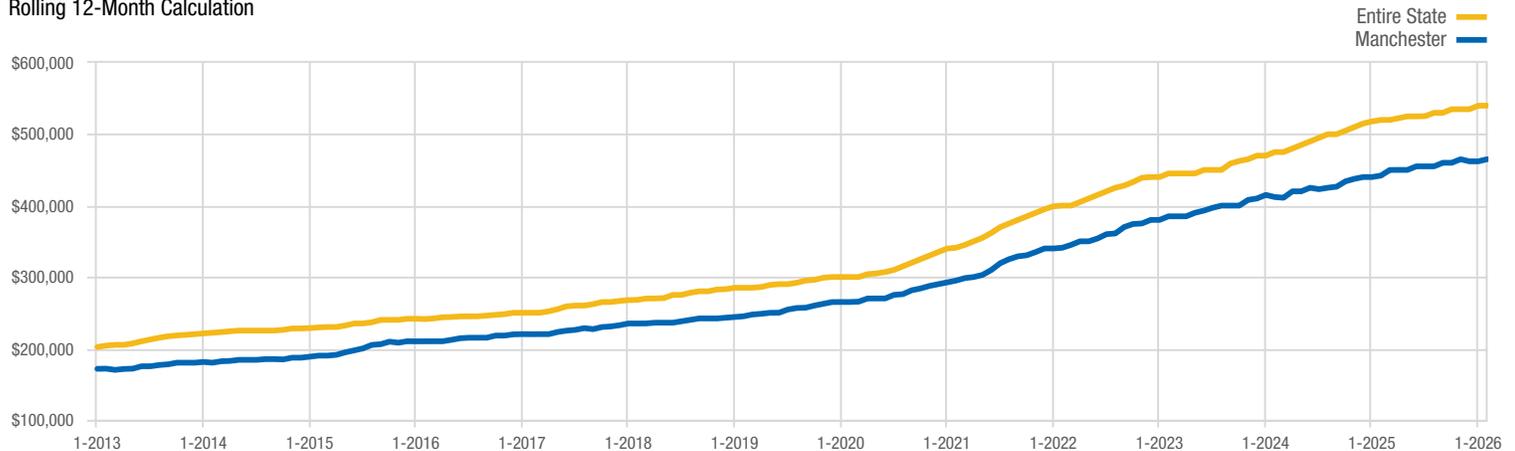


### Median Sales Price



### 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.