Manchester

Single Family Residence

Key Metrics	June			Year to Date		
	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
Closed Sales	52	67	+ 28.8%	252	284	+ 12.7%
Median Sales Price*	$450,000	$500,000	+ 11.1%	$425,000	$465,000	+ 9.4%
Median List Price	$427,450	$442,300	+ 3.5%	$413,700	$465,000	+ 12.4%
Volume of Closed Sales	$24,714,500	$33,647,400	+ 36.1%	$113,888,390	$137,420,417	+ 20.7%
Days on Market Until Sale	8	8	0.0%	13	12	- 7.7%
Pending Sales	55	80	+ 45.5%	273	336	+ 23.1%
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—
New Listings	56	78	+ 39.3%	296	363	+ 22.6%
Inventory of Homes for Sale	31	41	+ 32.3%	—	—	—
Percent of Original List Price Received*	106.3%	103.8%	- 2.4%	105.1%	103.0%	- 2.0%

* 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.
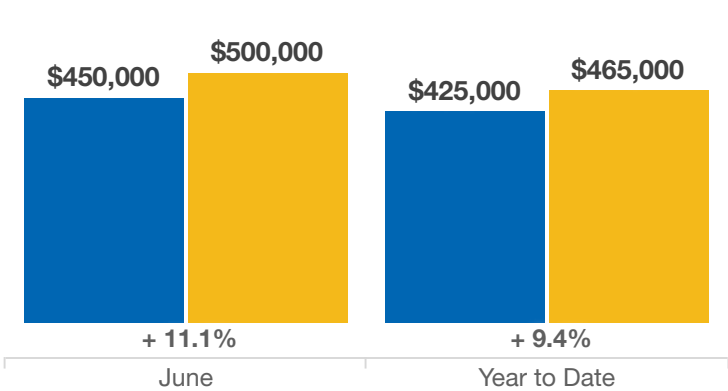
Closed Sales

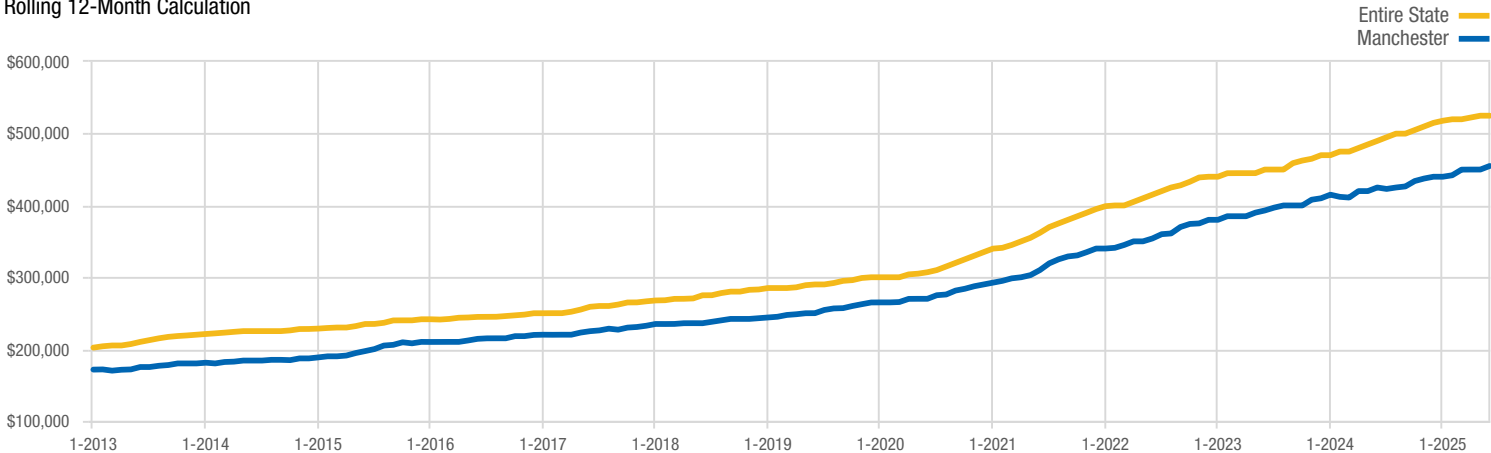■ 2024 ■ 2025

- June: 52 → 67 + 28.8%
- Year to Date: 252 → 284 + 12.7%
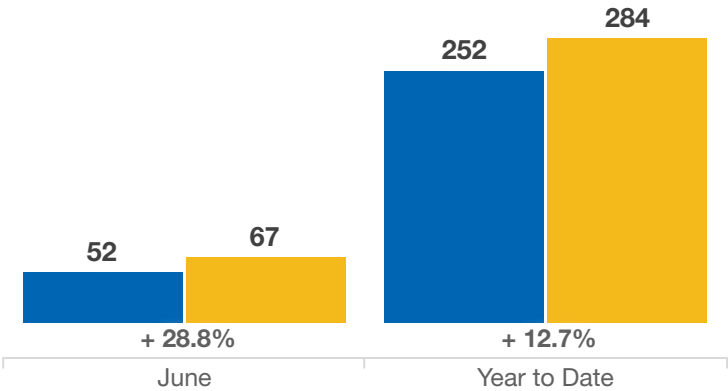
Median Sales Price

■ 2024 ■ 2025

- June: $450,000 → $500,000 + 11.1%
- Year to Date: $425,000 → $465,000 + 9.4%

Median Sales Price - Single Family Residence
Rolling 12-Month Calculation

— Entire State
— Manchester

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.