

# Local Market Update – November 2024

A Research Tool Provided by the New Hampshire REALTORS®

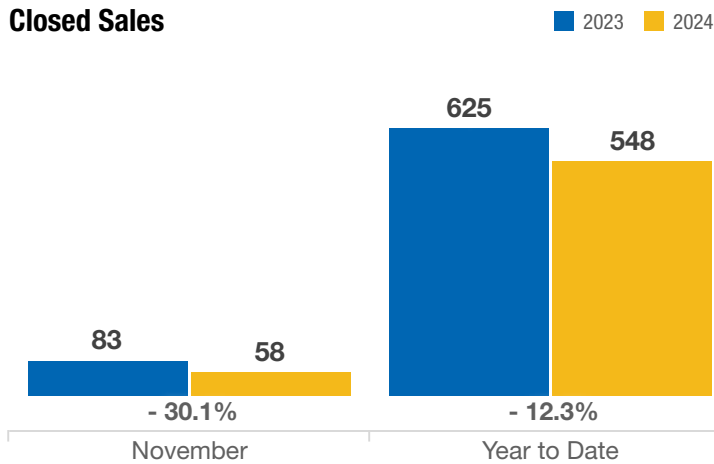


## Manchester

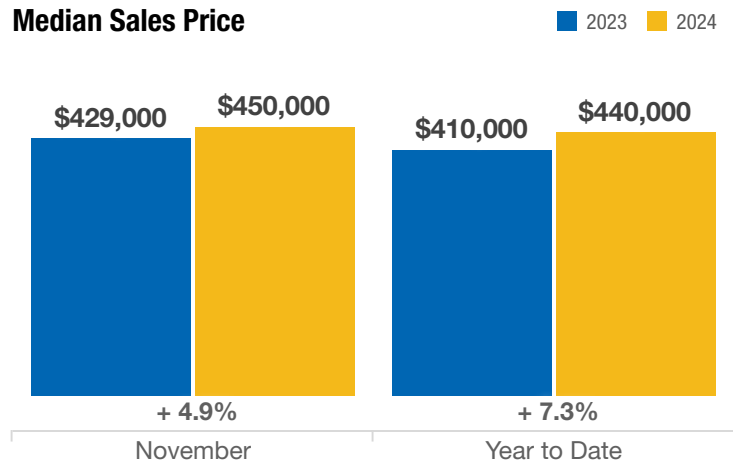
Single Family Residence Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
Closed Sales	83	58	- 30.1%	625	548	- 12.3%
Median Sales Price*	\$429,000	<b>\$450,000</b>	+ 4.9%	\$410,000	<b>\$440,000</b>	+ 7.3%
Median List Price	\$399,700	<b>\$419,950</b>	+ 5.1%	\$399,900	<b>\$425,000</b>	+ 6.3%
Volume of Closed Sales	\$35,989,671	<b>\$28,204,960</b>	- 21.6%	\$271,413,027	<b>\$253,418,143</b>	- 6.6%
Days on Market Until Sale	15	14	- 6.7%	14	14	0.0%
Pending Sales	39	44	+ 12.8%	620	563	- 9.2%
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—
New Listings	50	42	- 16.0%	678	618	- 8.8%
Inventory of Homes for Sale	63	57	- 9.5%	—	—	—
Percent of Original List Price Received*	101.4%	<b>101.8%</b>	+ 0.4%	103.8%	<b>104.1%</b>	+ 0.3%

\* 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

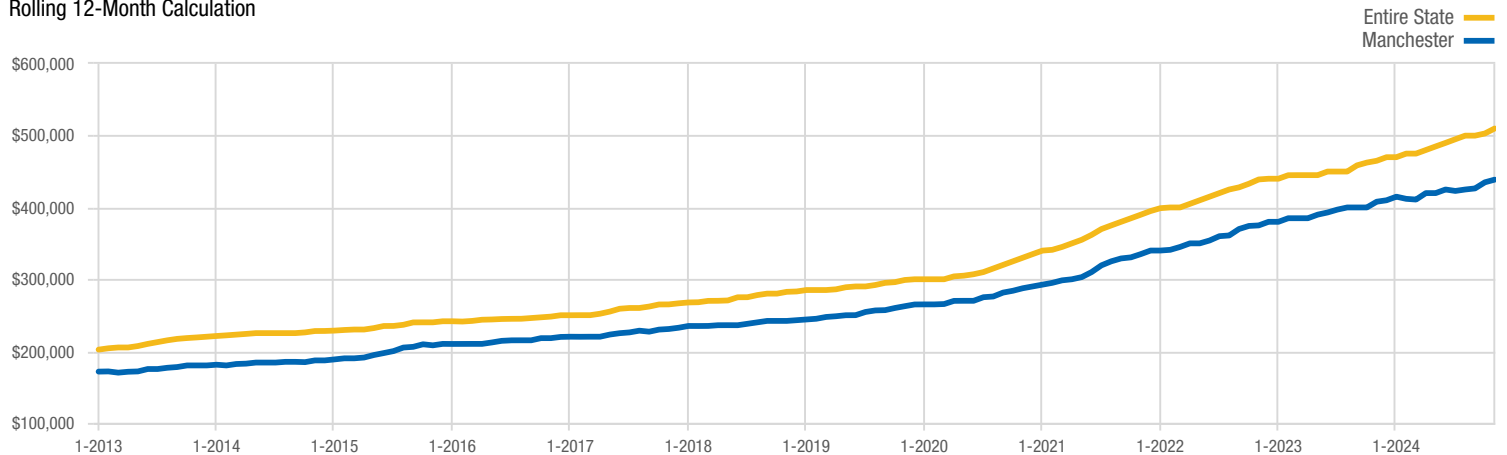


### Median Sales Price



### 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.