

Local Market Update – March 2025

A Research Tool Provided by the New Hampshire REALTORS®

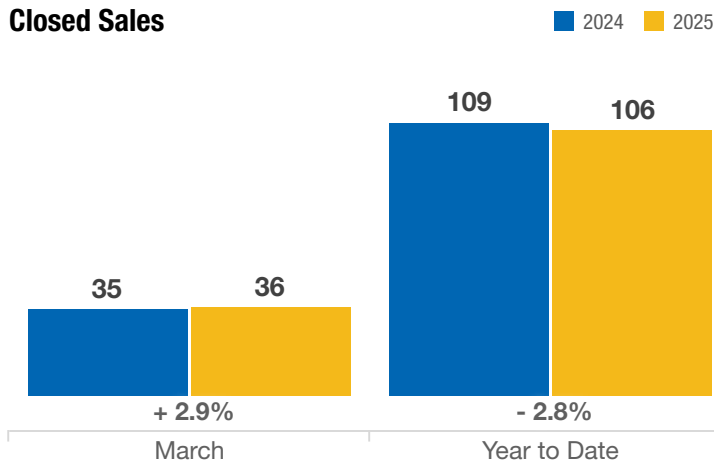


Manchester

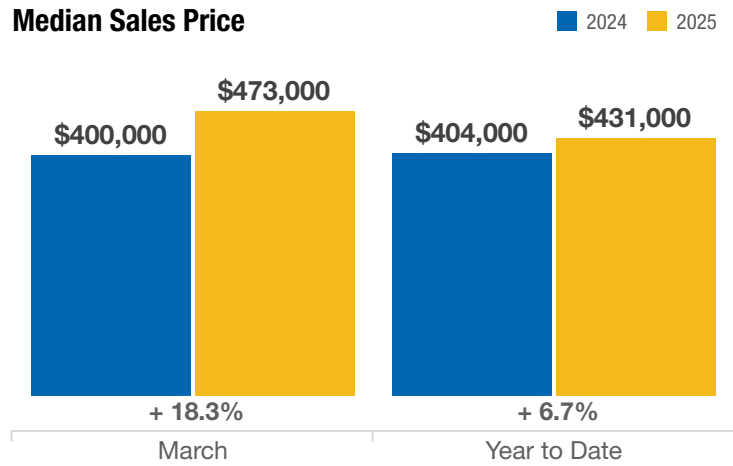
| Single Family Residence Key Metrics | March | | | Year to Date | | |
|--|--------------|---------------------|----------|--------------|---------------------|----------|
| | 2024 | 2025 | % Change | Thru 3-2024 | Thru 3-2025 | % Change |
| Closed Sales | 35 | 36 | + 2.9% | 109 | 106 | - 2.8% |
| Median Sales Price* | \$400,000 | \$473,000 | + 18.3% | \$404,000 | \$431,000 | + 6.7% |
| Median List Price | \$399,900 | \$450,000 | + 12.5% | \$399,900 | \$465,000 | + 16.3% |
| Volume of Closed Sales | \$14,480,871 | \$17,277,700 | + 19.3% | \$46,964,821 | \$49,814,522 | + 6.1% |
| Days on Market Until Sale | 18 | 15 | - 16.7% | 17 | 15 | - 11.8% |
| Pending Sales | 37 | 67 | + 81.1% | 113 | 137 | + 21.2% |
| Months Supply of Inventory | 0.3 | 0.4 | + 33.3% | — | — | — |
| New Listings | 39 | 64 | + 64.1% | 115 | 134 | + 16.5% |
| Inventory of Homes for Sale | 17 | 19 | + 11.8% | — | — | — |
| Percent of Original List Price Received* | 106.2% | 102.9% | - 3.1% | 103.5% | 101.8% | - 1.6% |

* 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

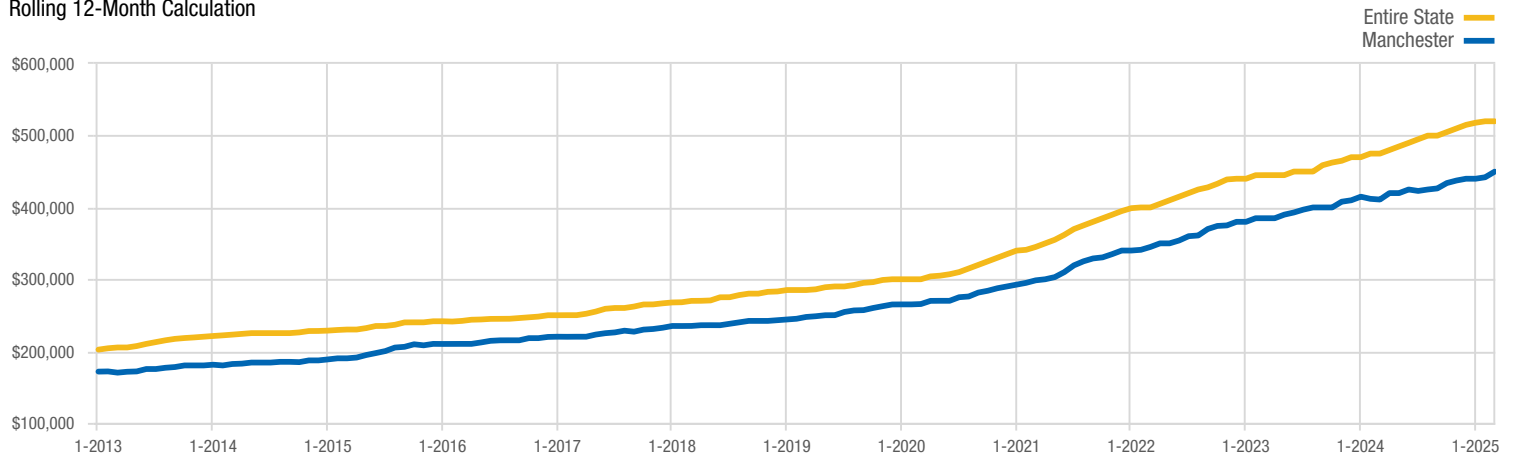


Median Sales Price



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.