

# Local Market Update – August 2025

A Research Tool Provided by the New Hampshire REALTORS®



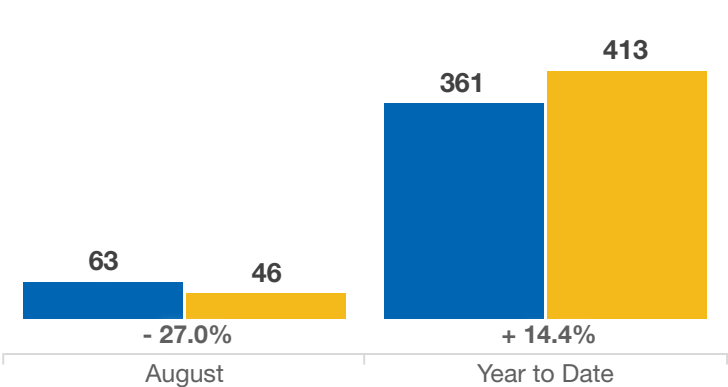
## Manchester

| Single Family Residence<br>Key Metrics   | August       |              |          | Year to Date  |               |          |
|--|--------------|--------------|----------|---------------|---------------|----------|
|  | 2024         | 2025         | % Change | Thru 8-2024   | Thru 8-2025   | % Change |
| Closed Sales                             | 63           | 46           | - 27.0%  | 361           | 413           | + 14.4%  |
| Median Sales Price*                      | \$460,000    | \$467,000    | + 1.5%   | \$430,000     | \$460,000     | + 7.0%   |
| Median List Price                        | \$425,000    | \$464,500    | + 9.3%   | \$419,950     | \$465,000     | + 10.7%  |
| Volume of Closed Sales                   | \$29,431,800 | \$22,400,300 | - 23.9%  | \$164,096,090 | \$199,260,317 | + 21.4%  |
| Days on Market Until Sale                | 9            | 12           | + 33.3%  | 12            | 12            | 0.0%     |
| Pending Sales                            | 67           | 74           | + 10.4%  | 391           | 452           | + 15.6%  |
| Months Supply of Inventory               | 0.8          | 0.8          | 0.0%     | —             | —             | —        |
| New Listings                             | 69           | 72           | + 4.3%   | 434           | 502           | + 15.7%  |
| Inventory of Homes for Sale              | 42           | 44           | + 4.8%   | —             | —             | —        |
| Percent of Original List Price Received* | 104.5%       | 101.8%       | - 2.6%   | 105.0%        | 102.7%        | - 2.2%   |

\* 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.

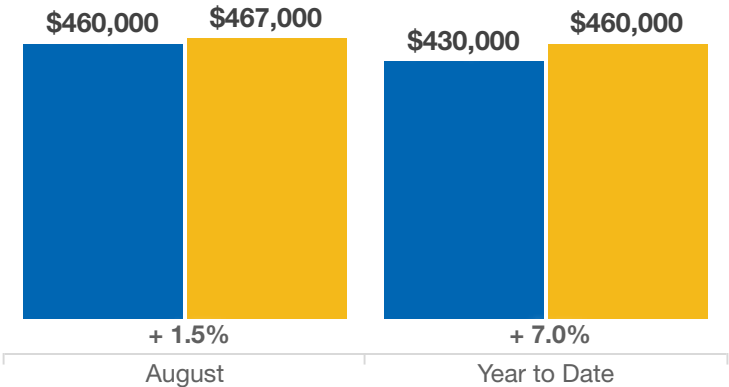
### Closed Sales

2024 2025



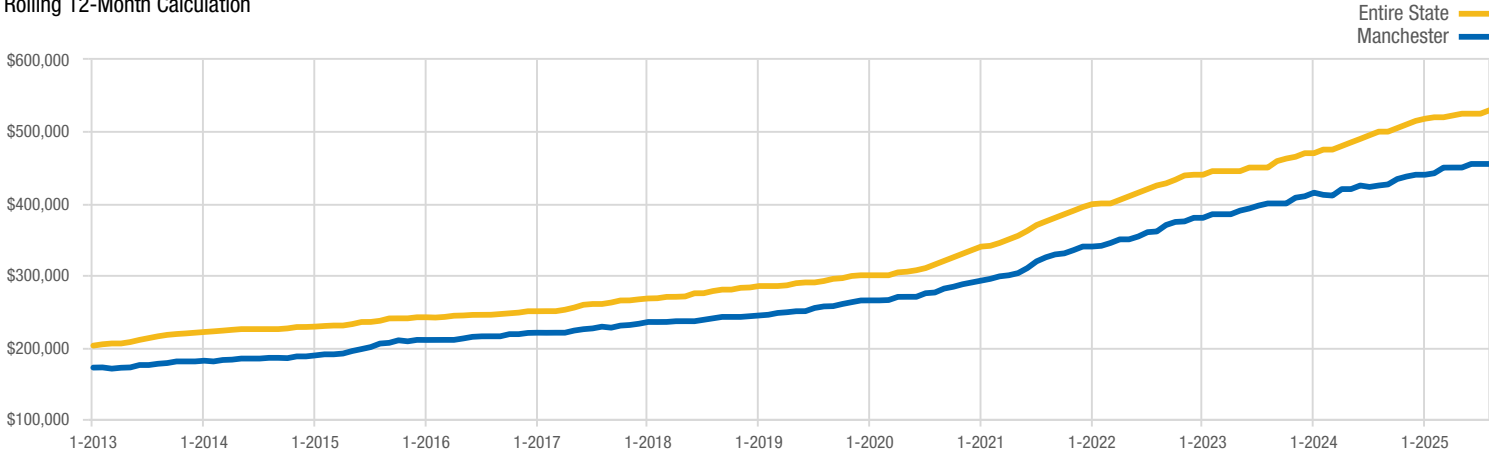
### Median Sales Price

2024 2025



### 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.