

Local Market Update – April 2025

A Research Tool Provided by the New Hampshire REALTORS®



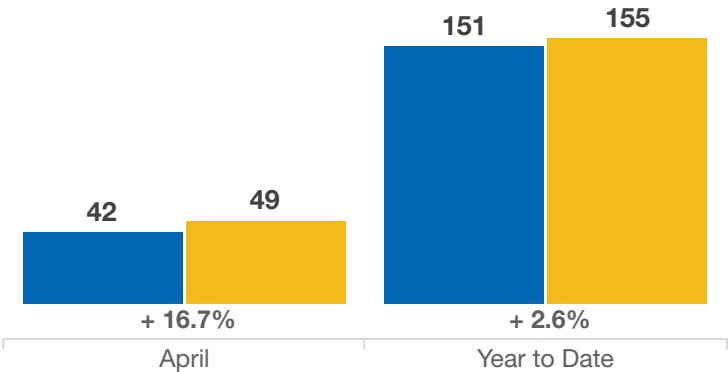
Manchester

Single Family Residence	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	42	49	+ 16.7%	151	155	+ 2.6%
Median Sales Price*	\$423,500	\$450,000	+ 6.3%	\$410,000	\$442,500	+ 7.9%
Median List Price	\$440,000	\$470,000	+ 6.8%	\$404,000	\$465,000	+ 15.1%
Volume of Closed Sales	\$18,432,299	\$23,718,800	+ 28.7%	\$65,397,120	\$73,533,322	+ 12.4%
Days on Market Until Sale	15	12	- 20.0%	16	14	- 12.5%
Pending Sales	56	50	- 10.7%	169	185	+ 9.5%
Months Supply of Inventory	0.4	0.7	+ 75.0%	—	—	—
New Listings	59	68	+ 15.3%	174	202	+ 16.1%
Inventory of Homes for Sale	19	36	+ 89.5%	—	—	—
Percent of Original List Price Received*	104.8%	103.7%	- 1.0%	103.9%	102.4%	- 1.4%

* 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.

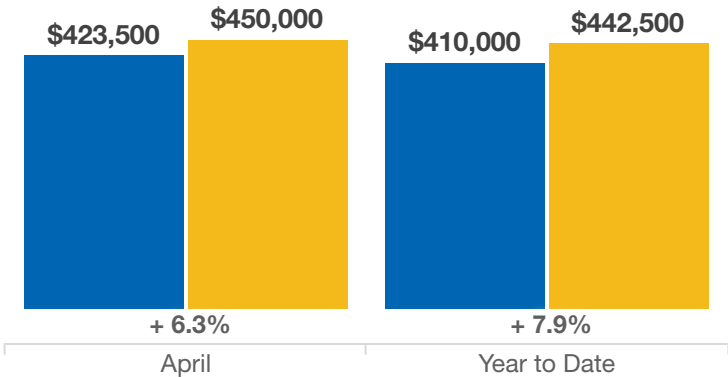
Closed Sales

2024 2025



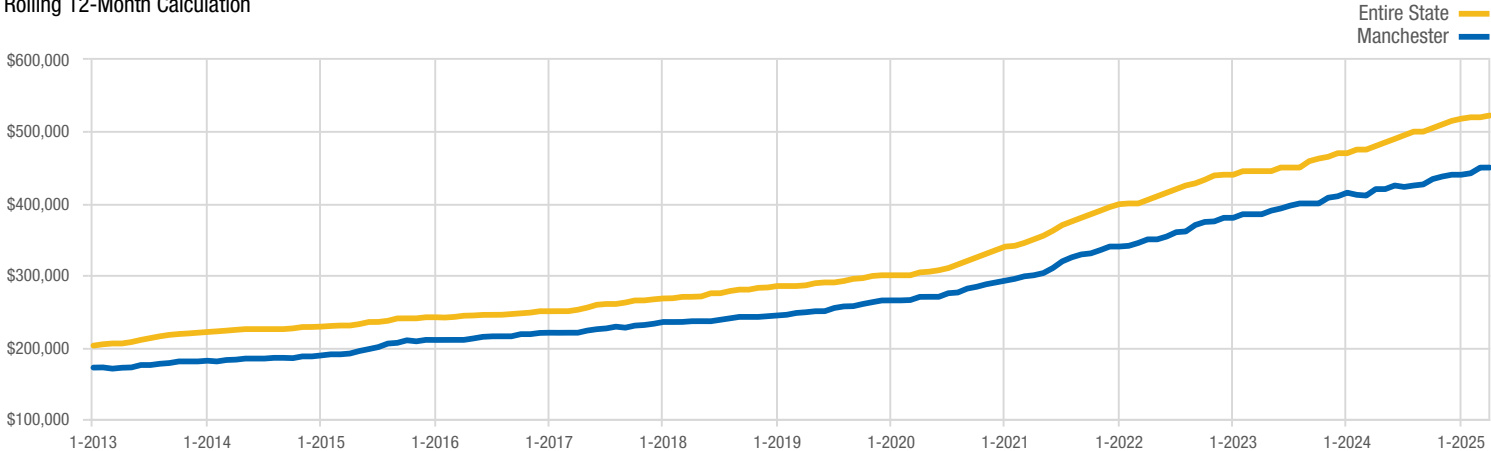
Median Sales Price

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.