

Local Market Update – March 2026

A Research Tool Provided by the New Hampshire REALTORS®

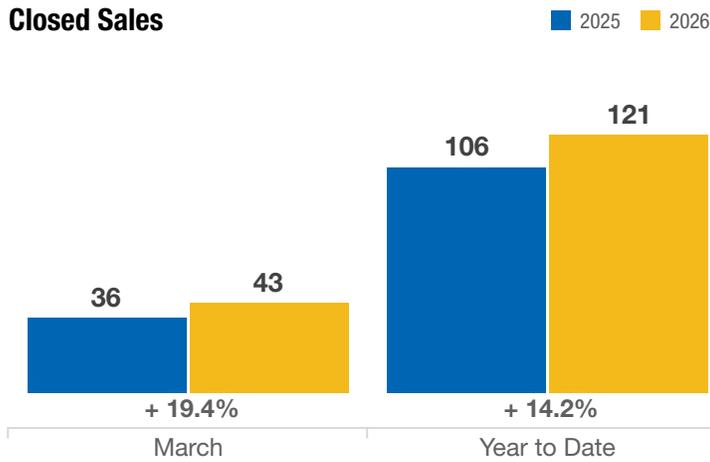


Manchester

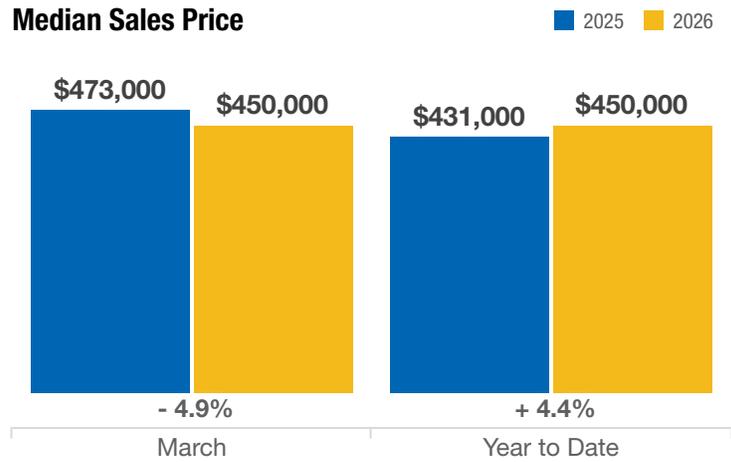
Single Family Residence Key Metrics	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Closed Sales	36	43	+ 19.4%	106	121	+ 14.2%
Median Sales Price*	\$473,000	\$450,000	- 4.9%	\$431,000	\$450,000	+ 4.4%
Median List Price	\$449,999	\$444,450	- 1.2%	\$465,000	\$449,900	- 3.2%
Volume of Closed Sales	\$17,277,700	\$20,315,850	+ 17.6%	\$49,814,522	\$58,175,650	+ 16.8%
Days on Market Until Sale	15	27	+ 80.0%	15	21	+ 40.0%
Pending Sales	63	51	- 19.0%	133	131	- 1.5%
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—
New Listings	63	60	- 4.8%	133	144	+ 8.3%
Inventory of Homes for Sale	23	34	+ 47.8%	—	—	—
Percent of Original List Price Received*	102.9%	101.0%	- 1.8%	101.8%	101.2%	- 0.6%

* 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

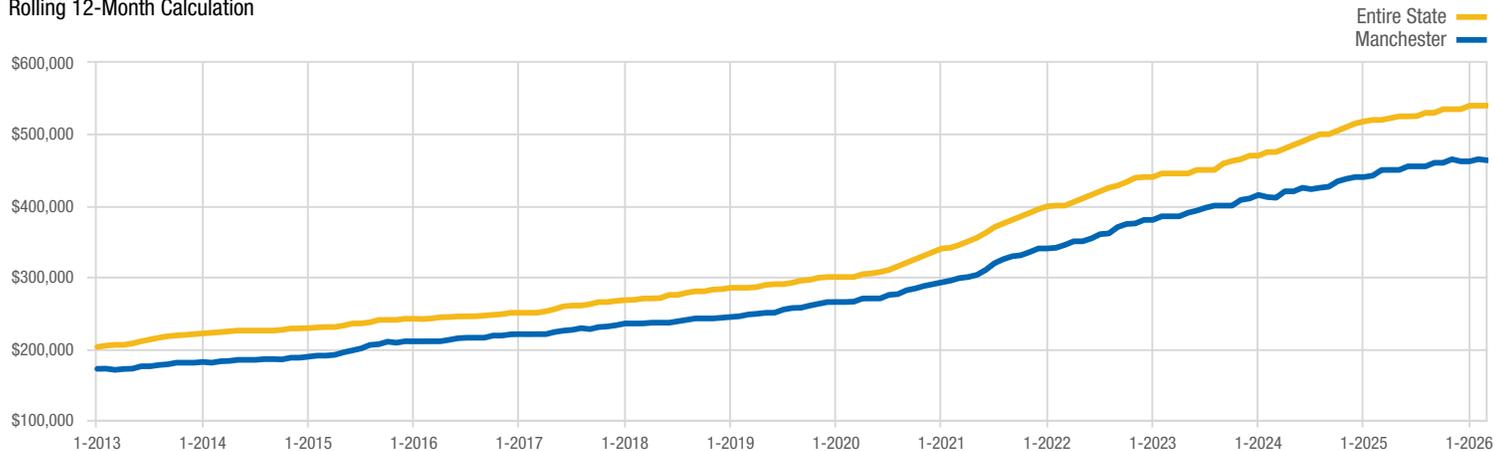


Median Sales Price



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.