

Local Market Update – September 2025

A Research Tool Provided by the New Hampshire REALTORS®



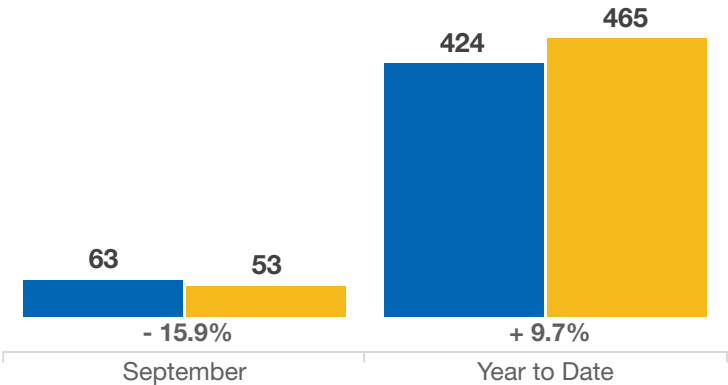
Manchester

Single Family Residence Key Metrics	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Closed Sales	63	53	- 15.9%	424	465	+ 9.7%
Median Sales Price*	\$440,000	\$500,000	+ 13.6%	\$430,500	\$465,000	+ 8.0%
Median List Price	\$439,900	\$477,450	+ 8.5%	\$425,000	\$465,000	+ 9.4%
Volume of Closed Sales	\$29,923,575	\$27,545,400	- 7.9%	\$194,019,665	\$226,465,717	+ 16.7%
Days on Market Until Sale	12	17	+ 41.7%	12	13	+ 8.3%
Pending Sales	65	63	- 3.1%	456	509	+ 11.6%
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—
New Listings	67	64	- 4.5%	501	562	+ 12.2%
Inventory of Homes for Sale	37	40	+ 8.1%	—	—	—
Percent of Original List Price Received*	102.7%	102.1%	- 0.6%	104.7%	102.7%	- 1.9%

* 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.

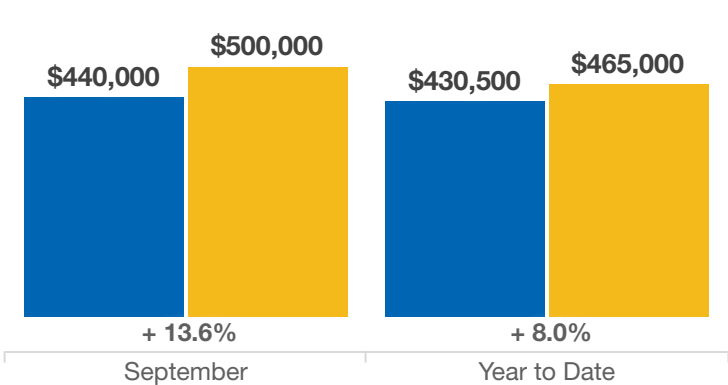
Closed Sales

2024 2025



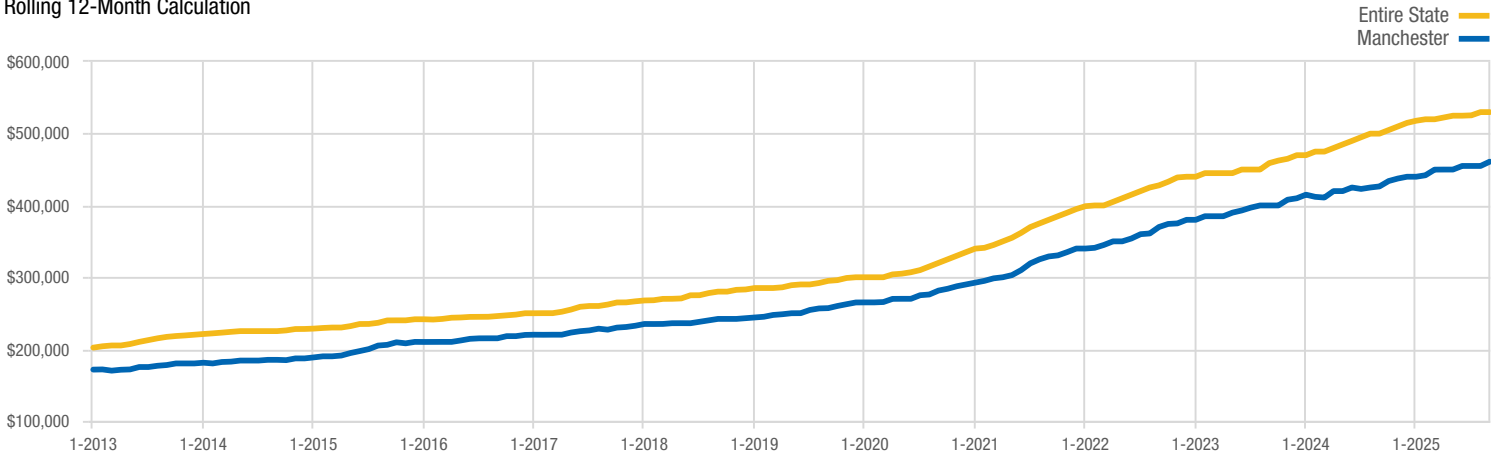
Median Sales Price

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.