

Local Market Update – May 2026

A Research Tool Provided by the New Hampshire REALTORS®

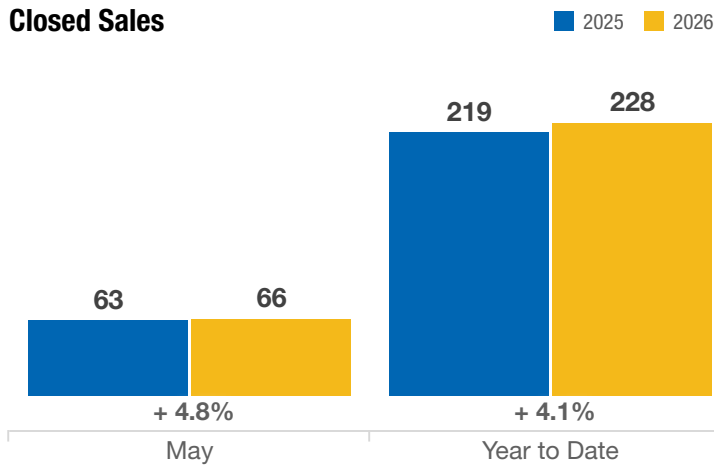


Manchester

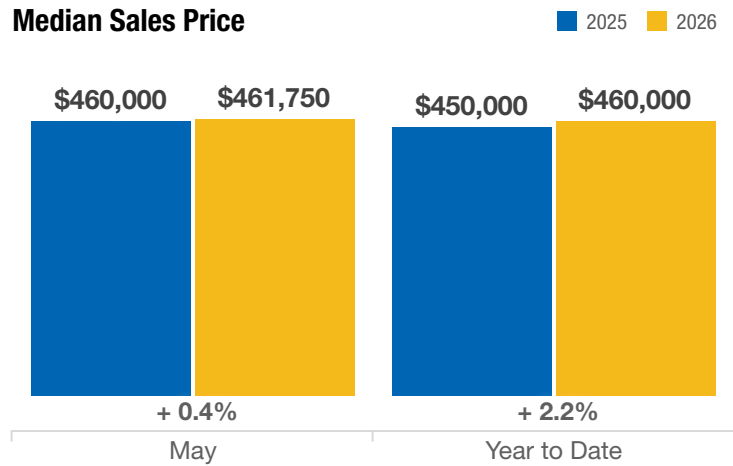
Single Family Residence Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Closed Sales	63	66	+ 4.8%	219	228	+ 4.1%
Median Sales Price*	\$460,000	\$461,750	+ 0.4%	\$450,000	\$460,000	+ 2.2%
Median List Price	\$475,000	\$500,000	+ 5.3%	\$470,000	\$474,900	+ 1.0%
Volume of Closed Sales	\$30,561,695	\$33,550,500	+ 9.8%	\$104,710,017	\$111,742,450	+ 6.7%
Days on Market Until Sale	12	17	+ 41.7%	13	19	+ 46.2%
Pending Sales	77	83	+ 7.8%	255	282	+ 10.6%
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—
New Listings	85	98	+ 15.3%	283	320	+ 13.1%
Inventory of Homes for Sale	43	51	+ 18.6%	—	—	—
Percent of Original List Price Received*	103.5%	104.2%	+ 0.7%	102.7%	102.7%	0.0%

* 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

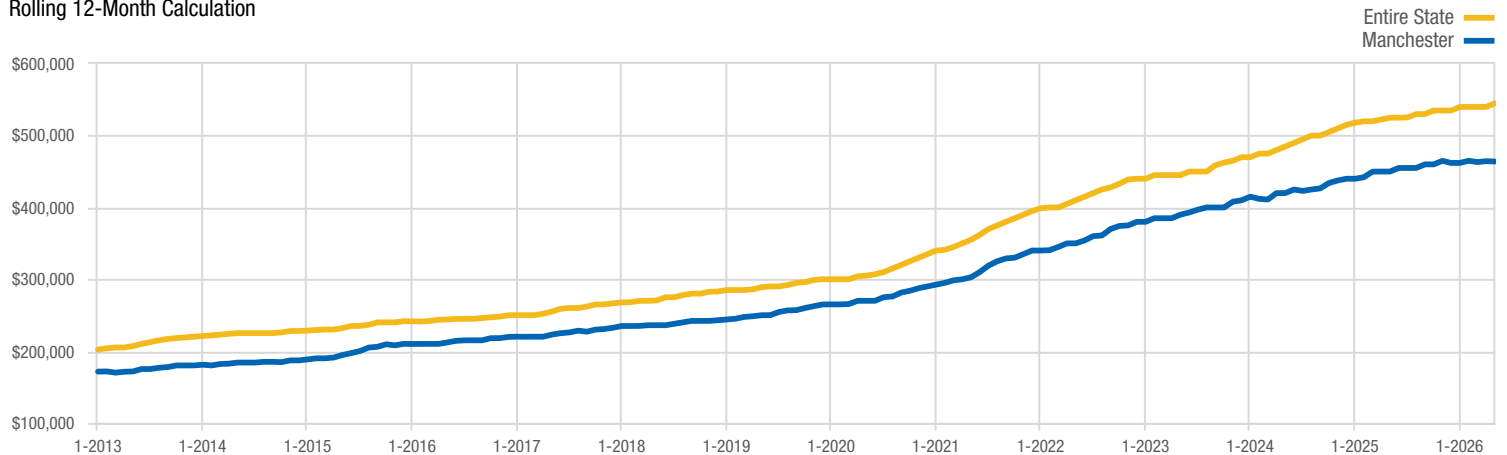


Median Sales Price



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.