

# Local Market Update – November 2025

A Research Tool Provided by the New Hampshire REALTORS®



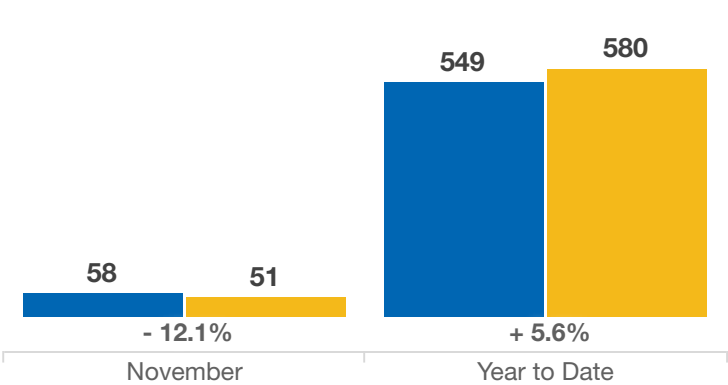
## Manchester

Single Family Residence Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Closed Sales	58	51	- 12.1%	549	580	+ 5.6%
Median Sales Price*	\$450,000	\$465,000	+ 3.3%	\$440,000	\$465,000	+ 5.7%
Median List Price	\$419,950	\$439,000	+ 4.5%	\$425,000	\$464,900	+ 9.4%
Volume of Closed Sales	\$28,174,200	\$25,401,300	- 9.8%	\$253,819,883	\$282,248,117	+ 11.2%
Days on Market Until Sale	14	16	+ 14.3%	12	13	+ 8.3%
Pending Sales	40	63	+ 57.5%	558	620	+ 11.1%
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—
New Listings	40	49	+ 22.5%	614	695	+ 13.2%
Inventory of Homes for Sale	34	50	+ 47.1%	—	—	—
Percent of Original List Price Received*	101.5%	99.6%	- 1.9%	104.1%	102.3%	- 1.7%

\* 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.

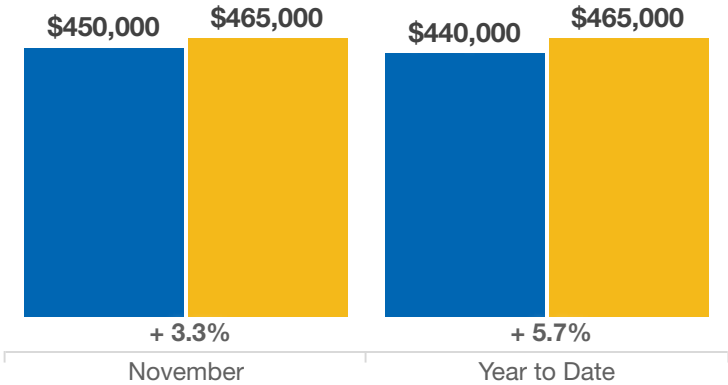
### Closed Sales

■ 2024 ■ 2025



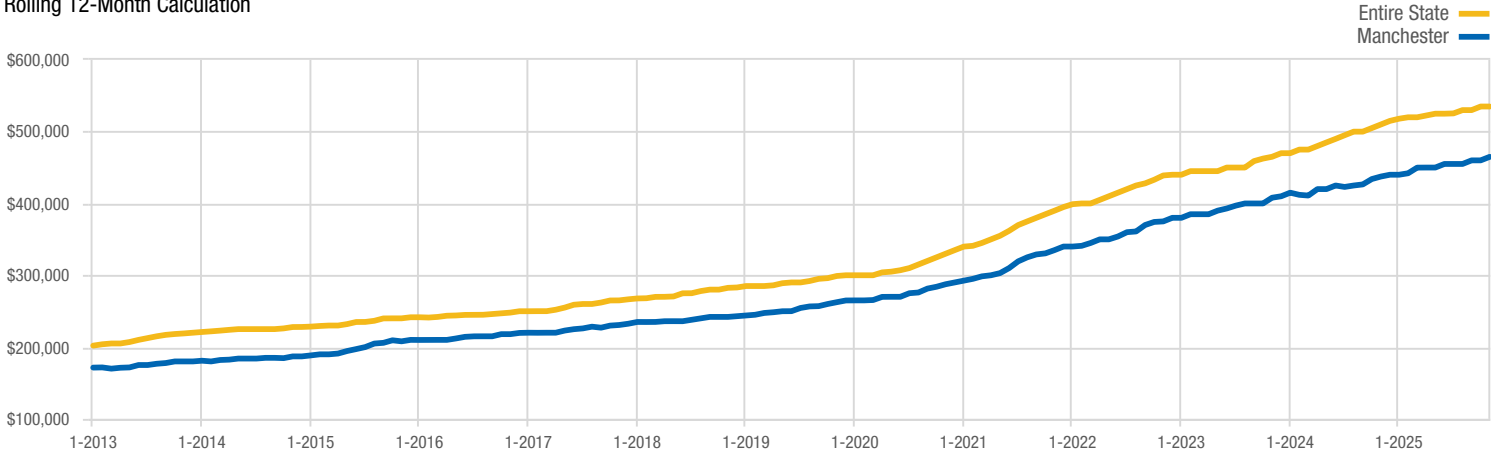
### Median Sales Price

■ 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.