

# Local Market Update – April 2025

A Research Tool Provided by the New Hampshire REALTORS®



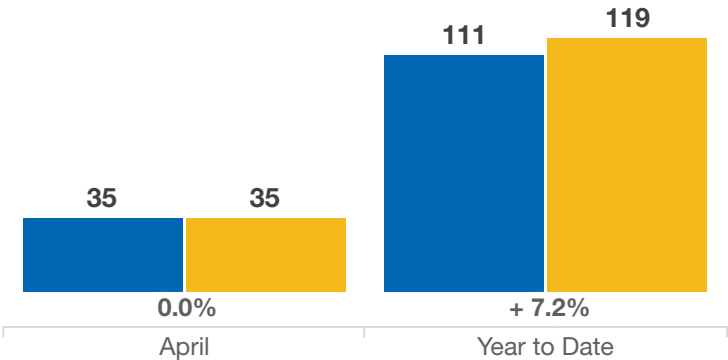
## Nashua

Single Family Residence Key Metrics	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	35	35	0.0%	111	119	+ 7.2%
Median Sales Price*	\$530,000	\$538,500	+ 1.6%	\$495,000	\$530,500	+ 7.2%
Median List Price	\$512,450	\$550,000	+ 7.3%	\$499,900	\$539,999	+ 8.0%
Volume of Closed Sales	\$19,360,800	\$19,022,119	- 1.7%	\$57,199,999	\$64,596,961	+ 12.9%
Days on Market Until Sale	14	17	+ 21.4%	14	25	+ 78.6%
Pending Sales	45	40	- 11.1%	137	142	+ 3.6%
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—
New Listings	52	47	- 9.6%	144	155	+ 7.6%
Inventory of Homes for Sale	20	19	- 5.0%	—	—	—
Percent of Original List Price Received*	103.1%	104.5%	+ 1.4%	102.9%	102.6%	- 0.3%

\* 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.

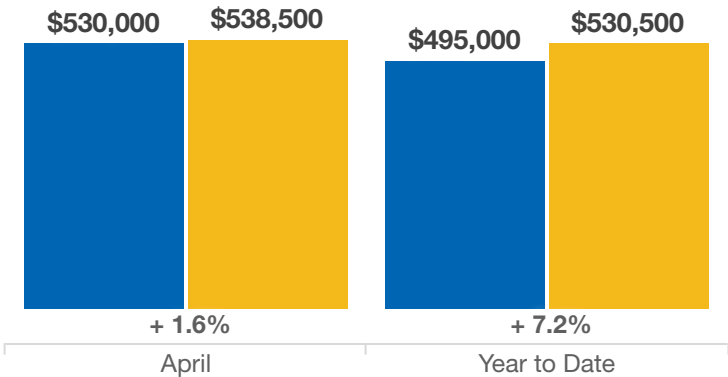
### Closed Sales

2024 2025



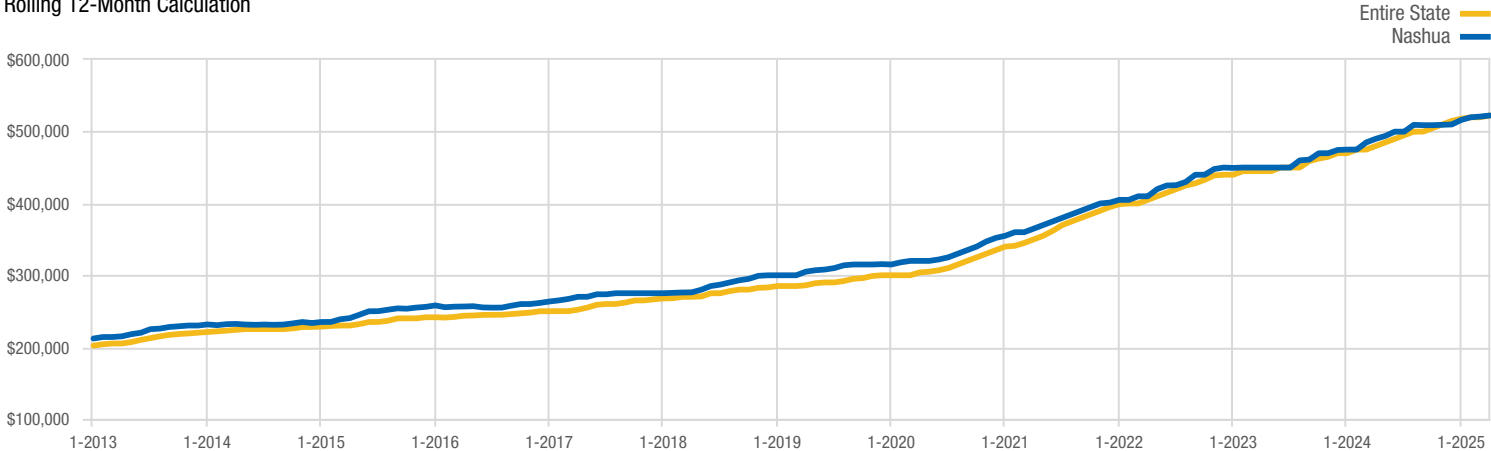
### Median Sales Price

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.