

Local Market Update – July 2026

A Research Tool Provided by the New Hampshire REALTORS®



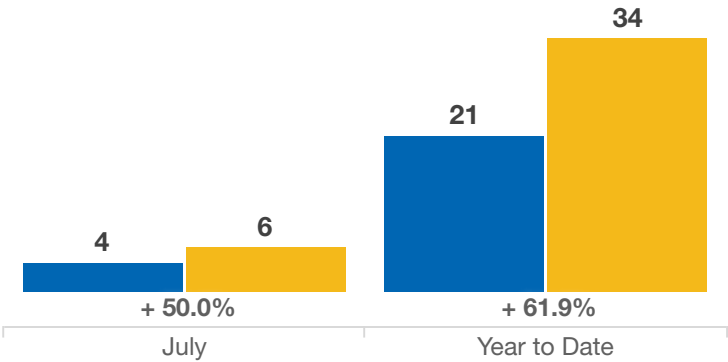
North Hampton

Single Family Residence Key Metrics	July			Year to Date		
	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
Closed Sales	4	6	+ 50.0%	21	34	+ 61.9%
Median Sales Price*	\$1,495,368	\$1,387,500	- 7.2%	\$1,000,000	\$903,500	- 9.7%
Median List Price	\$617,500	\$749,900	+ 21.4%	\$1,250,000	\$707,500	- 43.4%
Volume of Closed Sales	\$6,580,735	\$22,485,000	+ 241.7%	\$28,467,635	\$59,775,500	+ 110.0%
Days on Market Until Sale	6	20	+ 233.3%	18	42	+ 133.3%
Pending Sales	6	3	- 50.0%	26	34	+ 30.8%
Months Supply of Inventory	4.6	1.6	- 65.2%	—	—	—
New Listings	8	3	- 62.5%	43	38	- 11.6%
Inventory of Homes for Sale	17	8	- 52.9%	—	—	—
Percent of Original List Price Received*	102.8%	96.4%	- 6.2%	98.8%	96.9%	- 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.

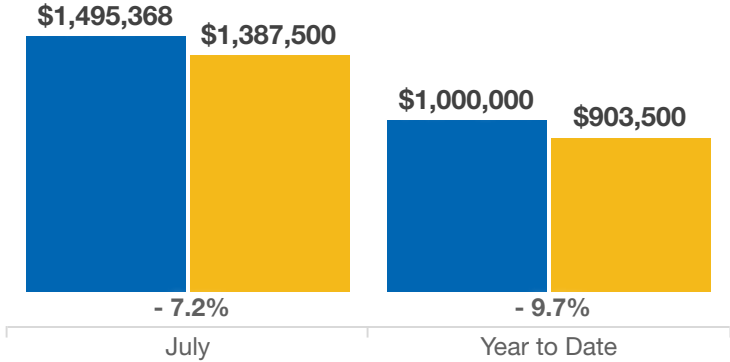
Closed Sales

2025 2026



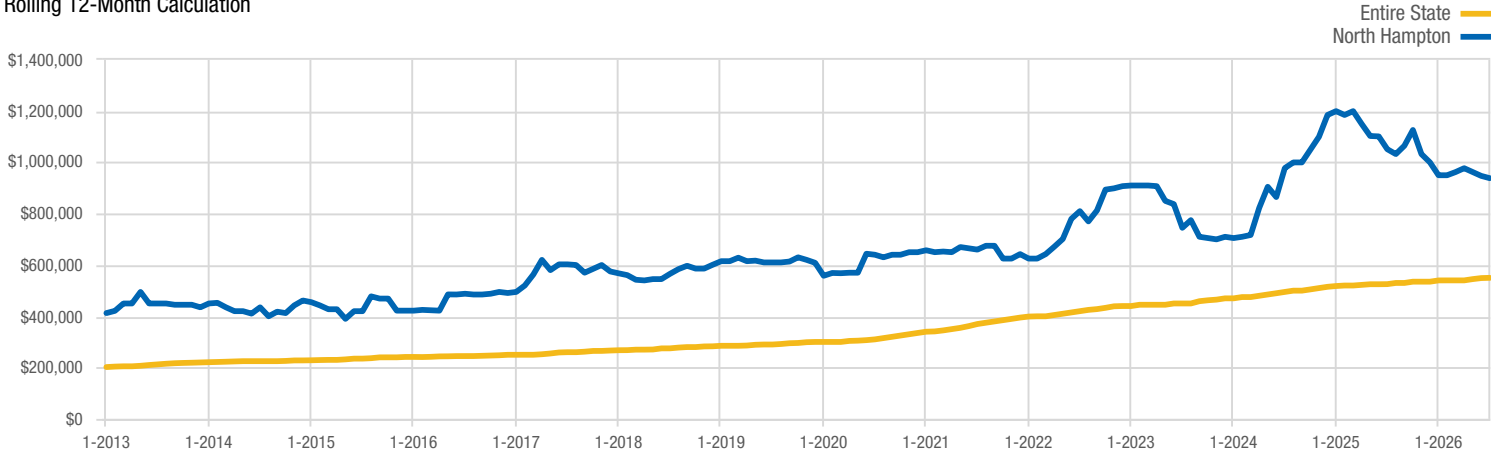
Median Sales Price

2025 2026



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.