

Local Market Update – April 2025

A Research Tool Provided by the New Hampshire REALTORS®



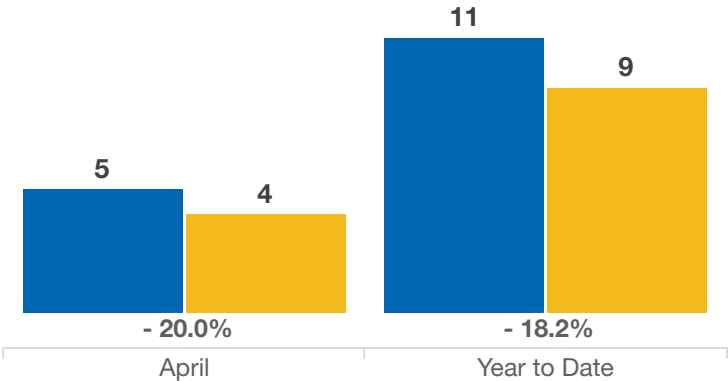
North Hampton

Single Family Residence Key Metrics	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	5	4	- 20.0%	11	9	- 18.2%
Median Sales Price*	\$1,565,000	\$699,950	- 55.3%	\$1,100,000	\$849,900	- 22.7%
Median List Price	\$1,349,000	\$1,298,500	- 3.7%	\$1,292,000	\$1,500,000	+ 16.1%
Volume of Closed Sales	\$8,039,000	\$5,919,900	- 26.4%	\$14,484,000	\$10,631,900	- 26.6%
Days on Market Until Sale	61	7	- 88.5%	30	34	+ 13.3%
Pending Sales	3	7	+ 133.3%	12	14	+ 16.7%
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—
New Listings	6	8	+ 33.3%	18	19	+ 5.6%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Percent of Original List Price Received*	97.3%	100.0%	+ 2.8%	100.0%	96.6%	- 3.4%

* 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.

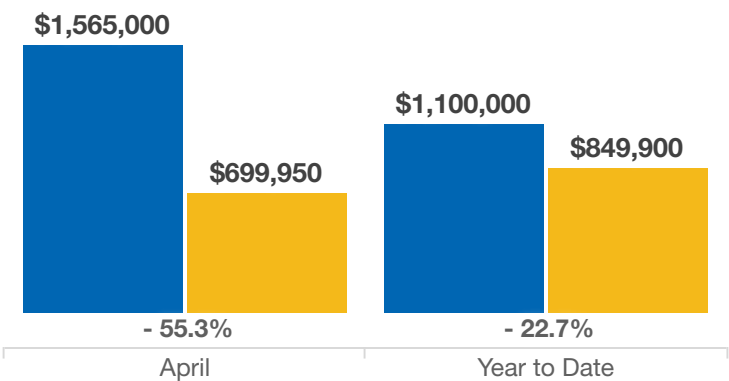
Closed Sales

2024 2025



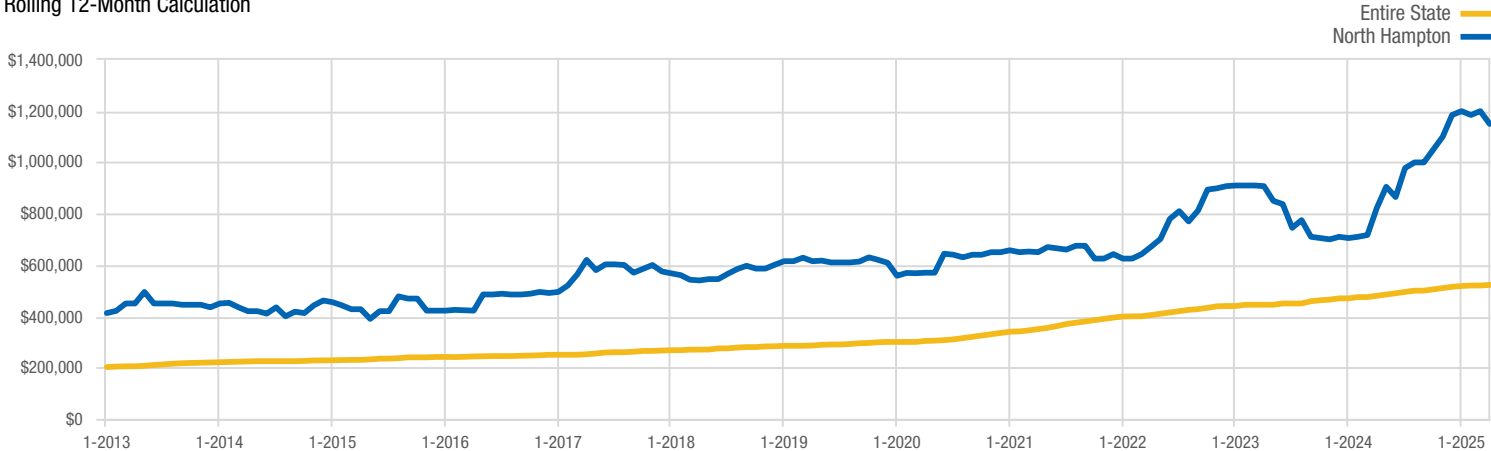
Median Sales Price

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.