Local Market Update – October 2026

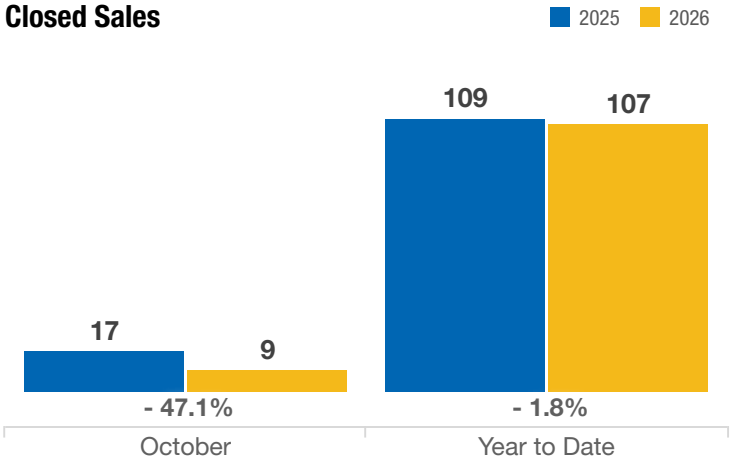
A Research Tool Provided by the New Hampshire REALTORS®

Pelham

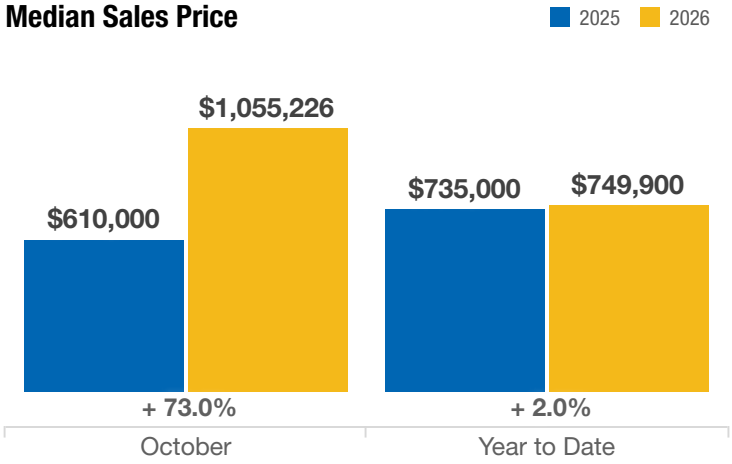
Single Family Residence	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
Closed Sales	17	**9**	- 47.1%	109	**107**	- 1.8%
Median Sales Price*	$610,000	**$1,055,226**	+ 73.0%	$735,000	**$749,900**	+ 2.0%
Median List Price	$727,950	**$649,000**	- 10.8%	$749,900	**$775,000**	+ 3.3%
Volume of Closed Sales	$10,931,302	**$8,968,525**	- 18.0%	$81,983,177	**$86,109,086**	+ 5.0%
Days on Market Until Sale	28	**24**	- 14.3%	27	**23**	- 14.8%
Pending Sales	14	**14**	0.0%	115	**114**	- 0.9%
Months Supply of Inventory	1.1	**1.6**	+ 45.5%	—	**—**	—
New Listings	10	**11**	+ 10.0%	133	**135**	+ 1.5%
Inventory of Homes for Sale	12	**17**	+ 41.7%	—	**—**	—
Percent of Original List Price Received*	97.0%	**97.8%**	+ 0.8%	99.3%	**100.4%**	+ 1.1%

* 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

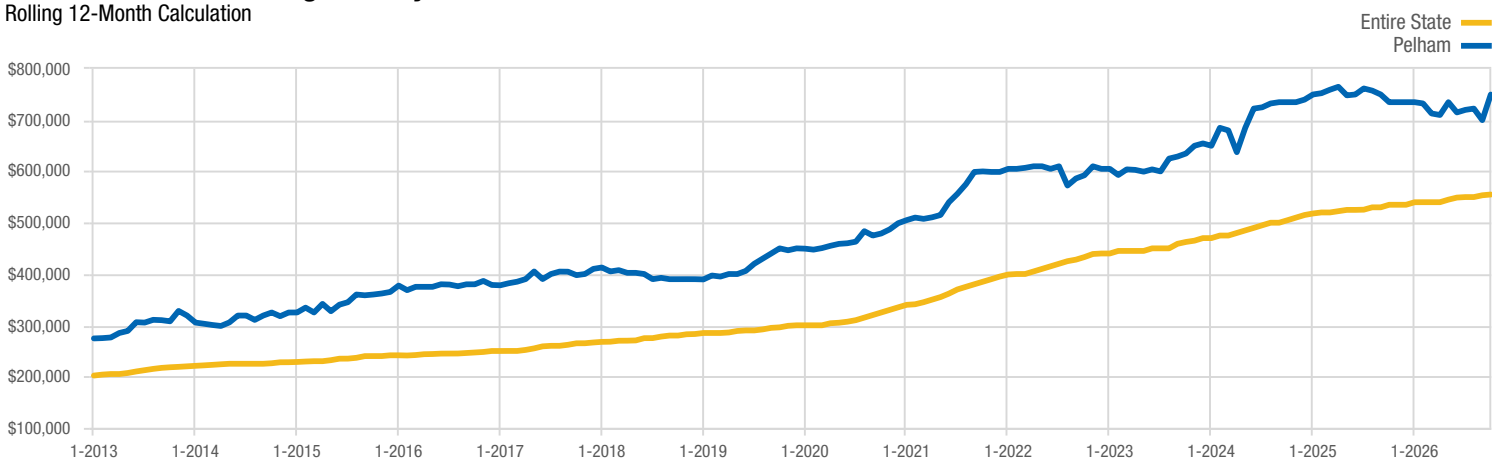


Median Sales Price



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.

Current as of November 5, 2026. All data from New Hampshire REALTORS®, Inc. and PrimeMLS, Inc. Report © 2026 ShowingTime Plus, LLC.