

# Local Market Update – April 2026

A Research Tool Provided by the New Hampshire REALTORS®

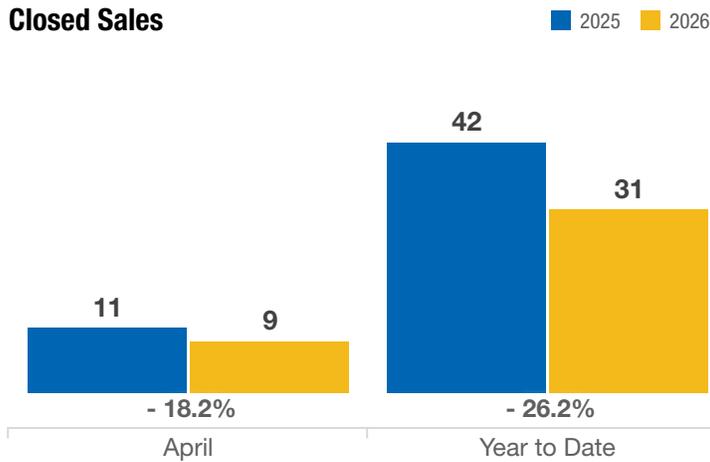


## Portsmouth

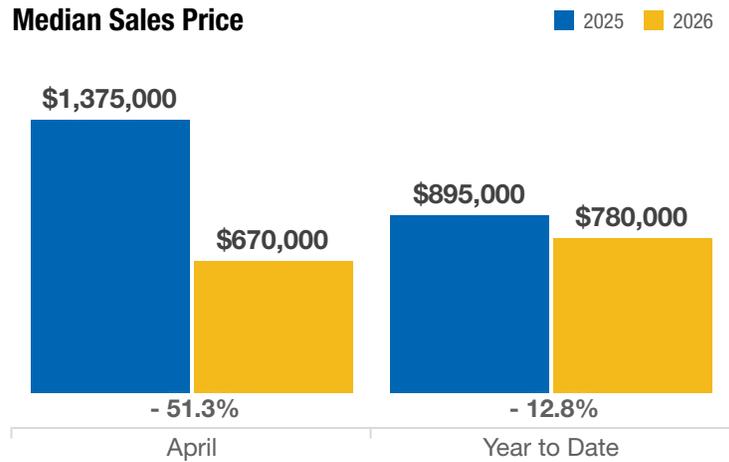
Single Family Residence Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Closed Sales	11	9	- 18.2%	42	31	- 26.2%
Median Sales Price*	\$1,375,000	<b>\$670,000</b>	- 51.3%	\$895,000	<b>\$780,000</b>	- 12.8%
Median List Price	\$859,900	<b>\$1,174,000</b>	+ 36.5%	\$1,192,500	<b>\$949,000</b>	- 20.4%
Volume of Closed Sales	\$14,383,400	<b>\$8,981,500</b>	- 37.6%	\$50,837,422	<b>\$32,024,042</b>	- 37.0%
Days on Market Until Sale	30	<b>21</b>	- 30.0%	30	<b>61</b>	+ 103.3%
Pending Sales	22	<b>14</b>	- 36.4%	48	<b>33</b>	- 31.3%
Months Supply of Inventory	2.6	<b>1.8</b>	- 30.8%	—	—	—
New Listings	29	<b>16</b>	- 44.8%	70	<b>47</b>	- 32.9%
Inventory of Homes for Sale	35	<b>24</b>	- 31.4%	—	—	—
Percent of Original List Price Received*	101.8%	<b>99.0%</b>	- 2.8%	96.9%	<b>97.0%</b>	+ 0.1%

\* 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

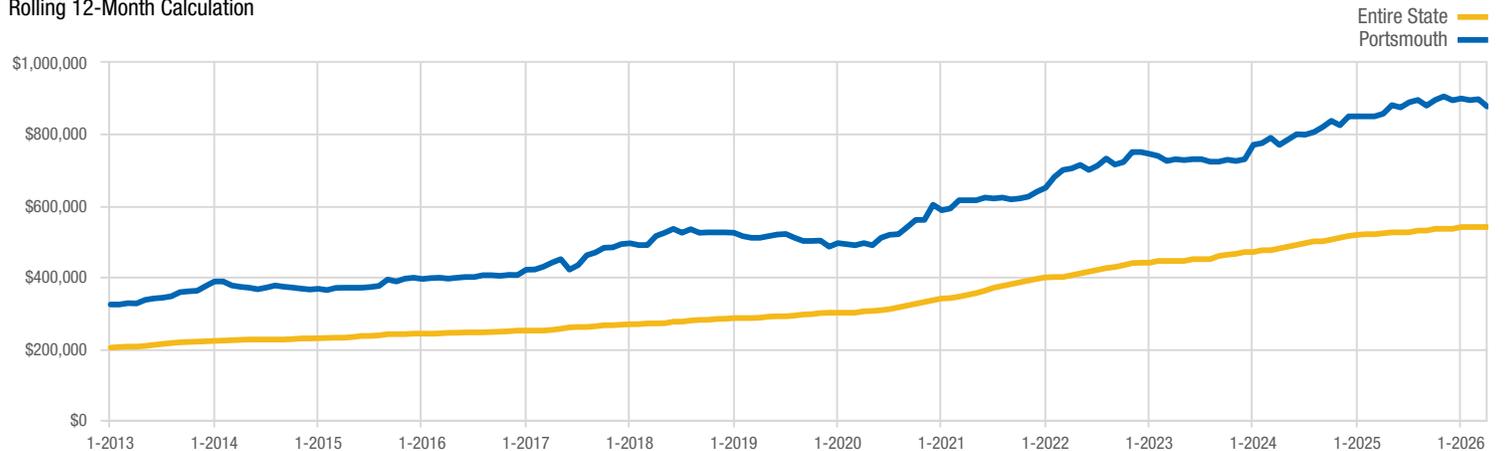


### Median Sales Price



### 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.