

Local Market Update – April 2025

A Research Tool Provided by the New Hampshire REALTORS®



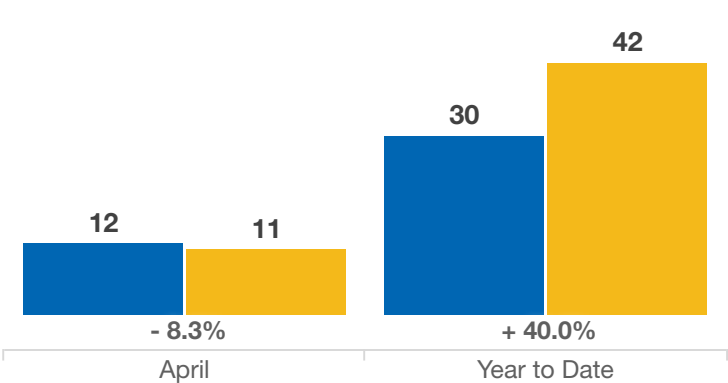
Portsmouth

Single Family Residence	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	12	11	- 8.3%	30	42	+ 40.0%
Median Sales Price*	\$831,000	\$1,375,000	+ 65.5%	\$831,000	\$895,000	+ 7.7%
Median List Price	\$799,999	\$879,450	+ 9.9%	\$879,000	\$1,245,000	+ 41.6%
Volume of Closed Sales	\$10,107,500	\$14,383,400	+ 42.3%	\$26,983,000	\$50,837,422	+ 88.4%
Days on Market Until Sale	21	30	+ 42.9%	24	30	+ 25.0%
Pending Sales	13	23	+ 76.9%	33	51	+ 54.5%
Months Supply of Inventory	1.3	2.5	+ 92.3%	—	—	—
New Listings	13	30	+ 130.8%	41	72	+ 75.6%
Inventory of Homes for Sale	13	34	+ 161.5%	—	—	—
Percent of Original List Price Received*	101.0%	101.8%	+ 0.8%	99.3%	96.9%	- 2.4%

* 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.

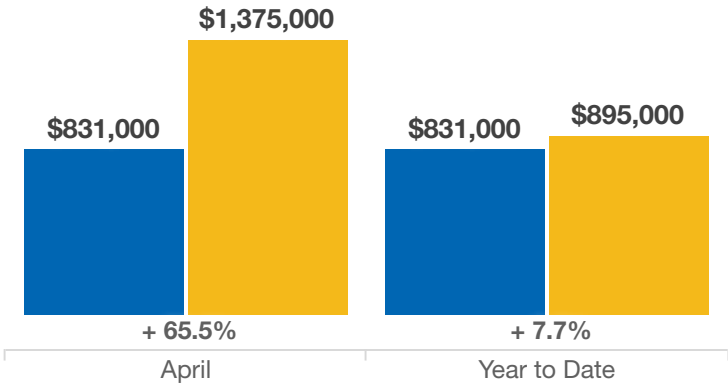
Closed Sales

2024 2025



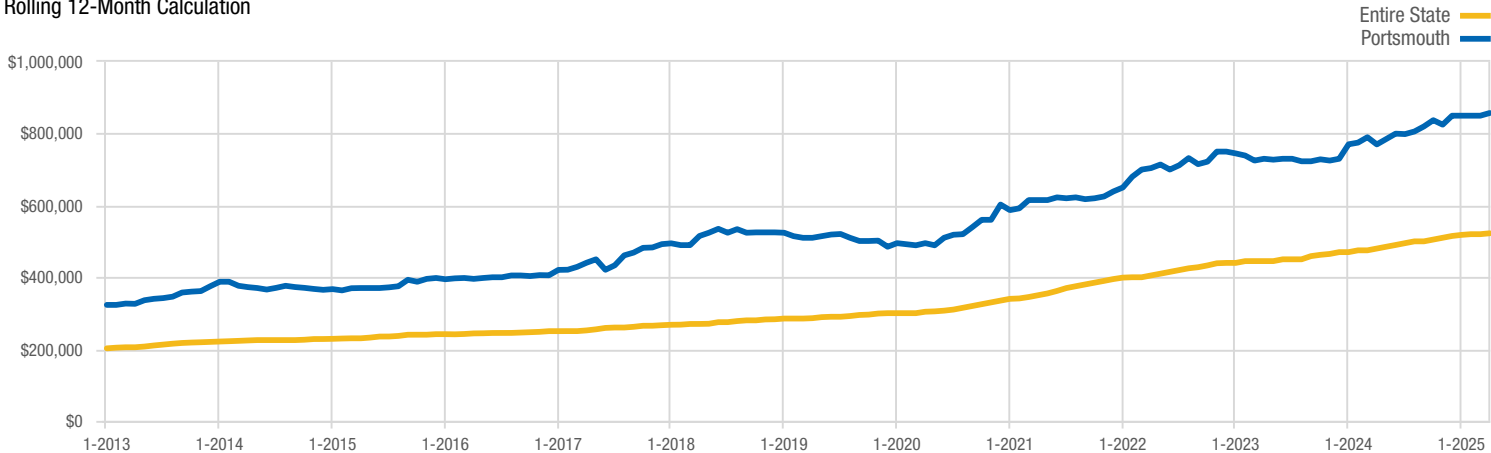
Median Sales Price

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.