

# Local Market Update – May 2026

A Research Tool Provided by the New Hampshire REALTORS®



## Portsmouth

Single Family Residence Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Closed Sales	19	12	- 36.8%	61	43	- 29.5%
Median Sales Price*	\$1,200,000	<b>\$880,000</b>	- 26.7%	\$970,000	<b>\$810,000</b>	- 16.5%
Median List Price	\$937,500	<b>\$917,450</b>	- 2.1%	\$995,000	<b>\$949,000</b>	- 4.6%
Volume of Closed Sales	\$25,745,800	<b>\$14,438,900</b>	- 43.9%	\$76,583,222	<b>\$46,462,942</b>	- 39.3%
Days on Market Until Sale	15	20	+ 33.3%	26	50	+ 92.3%
Pending Sales	20	18	- 10.0%	68	51	- 25.0%
Months Supply of Inventory	3.2	2.2	- 31.3%	—	—	—
New Listings	30	22	- 26.7%	100	69	- 31.0%
Inventory of Homes for Sale	43	28	- 34.9%	—	—	—
Percent of Original List Price Received*	99.3%	<b>97.0%</b>	- 2.3%	97.7%	<b>97.0%</b>	- 0.7%

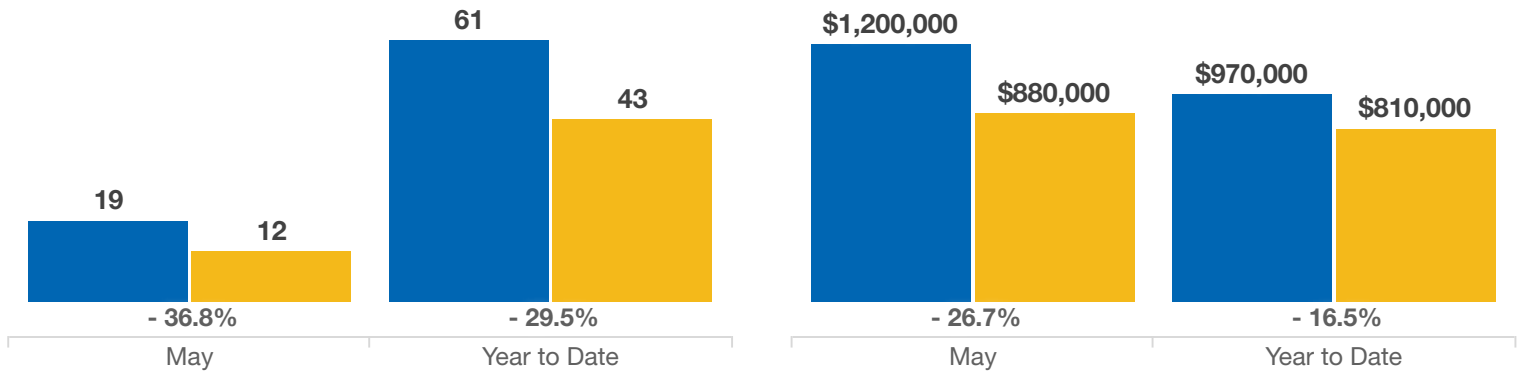
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Closed Sales

■ 2025 ■ 2026

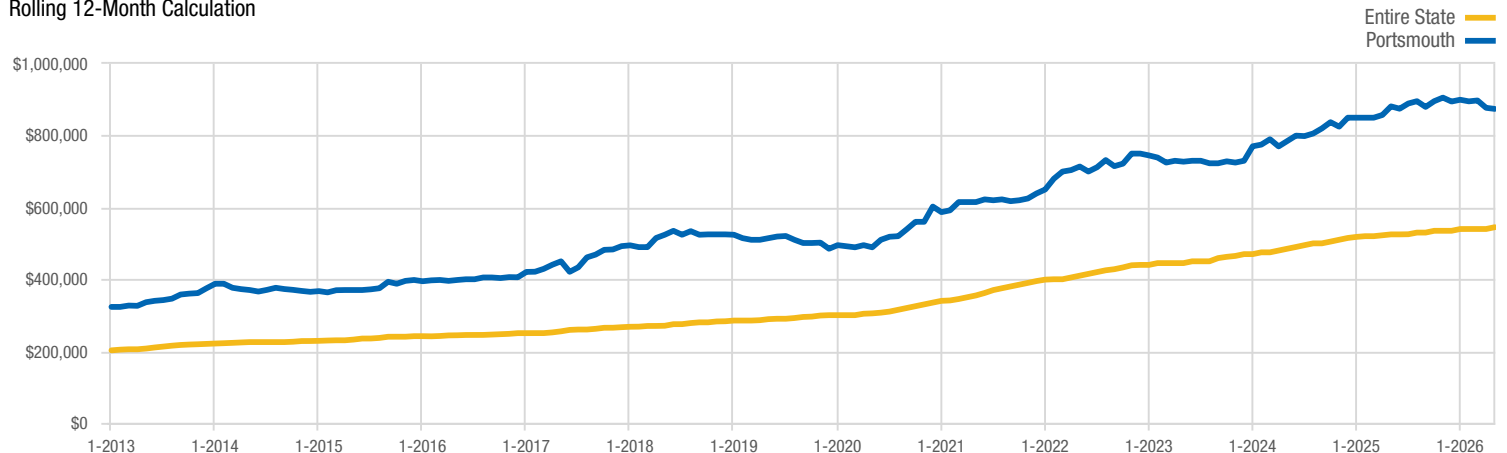
### Median Sales Price

■ 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.