

Local Market Update – May 2025

A Research Tool Provided by the New Hampshire REALTORS®



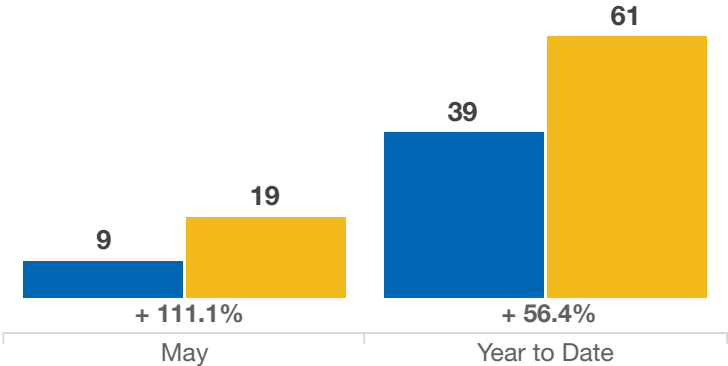
Portsmouth

Single Family Residence Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Closed Sales	9	19	+ 111.1%	39	61	+ 56.4%
Median Sales Price*	\$865,000	\$1,200,000	+ 38.7%	\$850,000	\$970,000	+ 14.1%
Median List Price	\$1,300,000	\$1,035,000	- 20.4%	\$999,500	\$1,150,000	+ 15.1%
Volume of Closed Sales	\$9,351,000	\$25,745,800	+ 175.3%	\$36,334,000	\$76,583,222	+ 110.8%
Days on Market Until Sale	16	15	- 6.3%	22	26	+ 18.2%
Pending Sales	16	21	+ 31.3%	49	71	+ 44.9%
Months Supply of Inventory	1.9	3.0	+ 57.9%	—	—	—
New Listings	23	30	+ 30.4%	64	101	+ 57.8%
Inventory of Homes for Sale	20	41	+ 105.0%	—	—	—
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	99.5%	97.7%	- 1.8%

* 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.

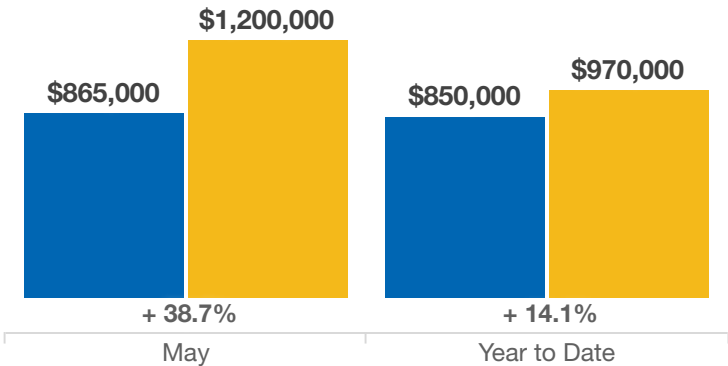
Closed Sales

2024 2025



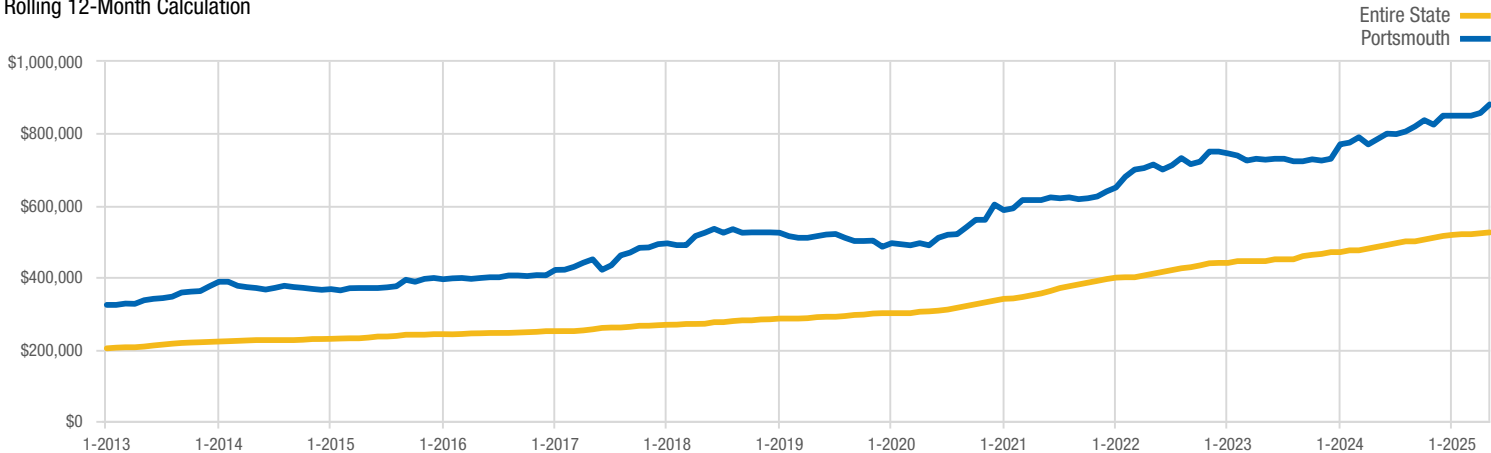
Median Sales Price

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.