

Local Market Update – January 2026

A Research Tool Provided by the New Hampshire REALTORS®



Windham

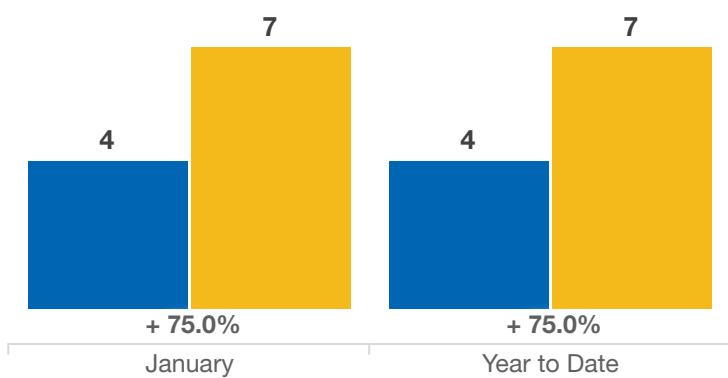
Single Family Residence

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
Closed Sales	4	7	+ 75.0%	4	7	+ 75.0%
Median Sales Price*	\$800,000	\$650,000	- 18.8%	\$800,000	\$650,000	- 18.8%
Median List Price	\$895,000	\$919,950	+ 2.8%	\$895,000	\$919,950	+ 2.8%
Volume of Closed Sales	\$3,312,000	\$4,685,000	+ 41.5%	\$3,312,000	\$4,685,000	+ 41.5%
Days on Market Until Sale	8	33	+ 312.5%	8	33	+ 312.5%
Pending Sales	12	7	- 41.7%	12	7	- 41.7%
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—
New Listings	9	4	- 55.6%	9	4	- 55.6%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Percent of Original List Price Received*	107.8%	95.0%	- 11.9%	107.8%	95.0%	- 11.9%

* 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.

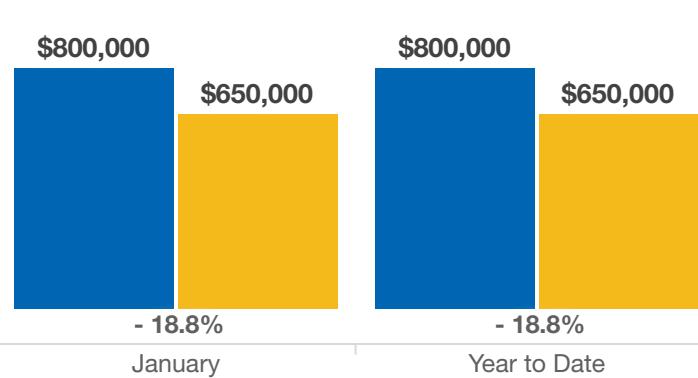
Closed Sales

■ 2025 ■ 2026



Median Sales Price

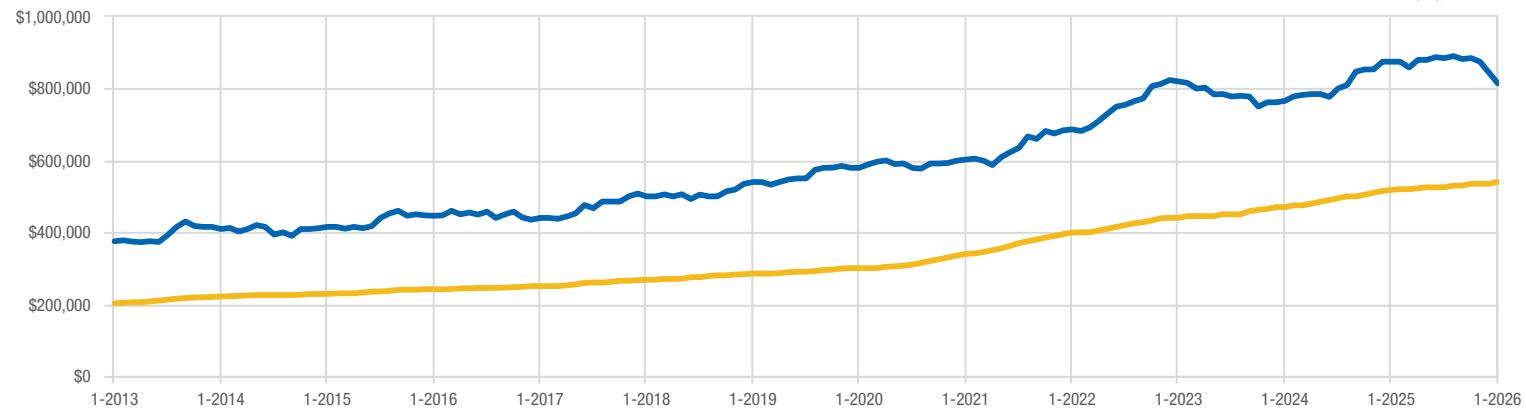
■ 2025 ■ 2026



Median Sales Price - Single Family Residence

Rolling 12-Month Calculation

Entire State ■ Windham ■



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.