

Local Market Update – March 2025

A Research Tool Provided by the New Hampshire REALTORS®



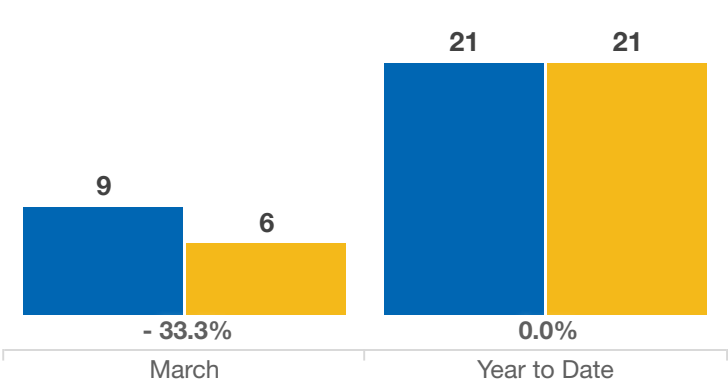
Windham

Single Family Residence	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Closed Sales	9	6	- 33.3%	21	21	0.0%
Median Sales Price*	\$1,285,000	\$687,000	- 46.5%	\$1,285,000	\$760,000	- 40.9%
Median List Price	\$755,000	\$924,900	+ 22.5%	\$764,900	\$850,000	+ 11.1%
Volume of Closed Sales	\$10,673,814	\$4,939,000	- 53.7%	\$24,895,753	\$18,319,700	- 26.4%
Days on Market Until Sale	14	29	+ 107.1%	22	29	+ 31.8%
Pending Sales	14	14	0.0%	29	32	+ 10.3%
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—
New Listings	16	20	+ 25.0%	32	37	+ 15.6%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Percent of Original List Price Received*	105.5%	93.5%	- 11.4%	102.5%	99.6%	- 2.8%

* 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.

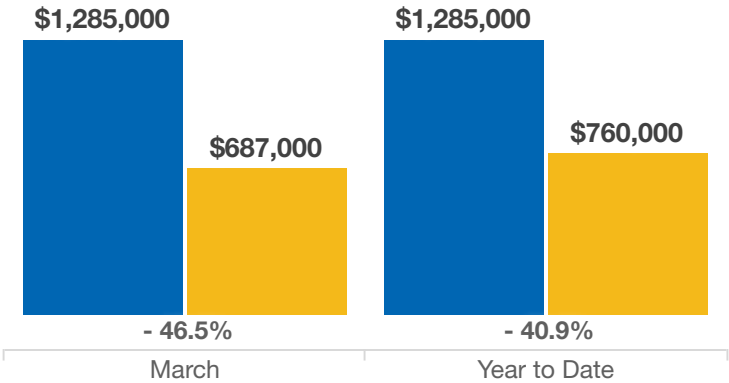
Closed Sales

2024 2025



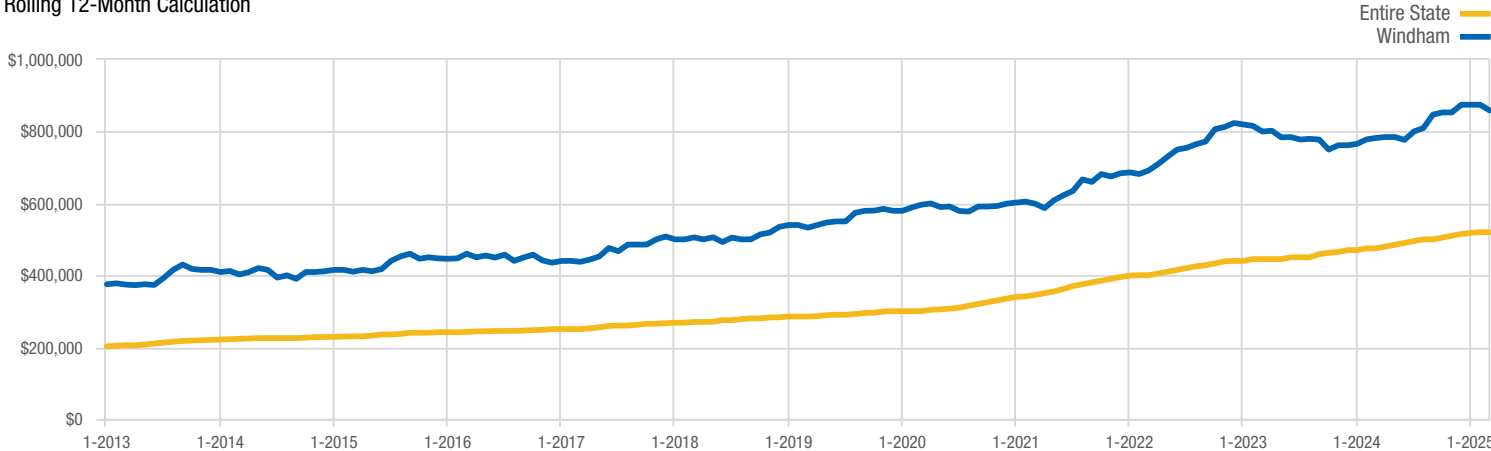
Median Sales Price

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.