

Local Market Update – May 2026

A Research Tool Provided by the New Hampshire REALTORS®

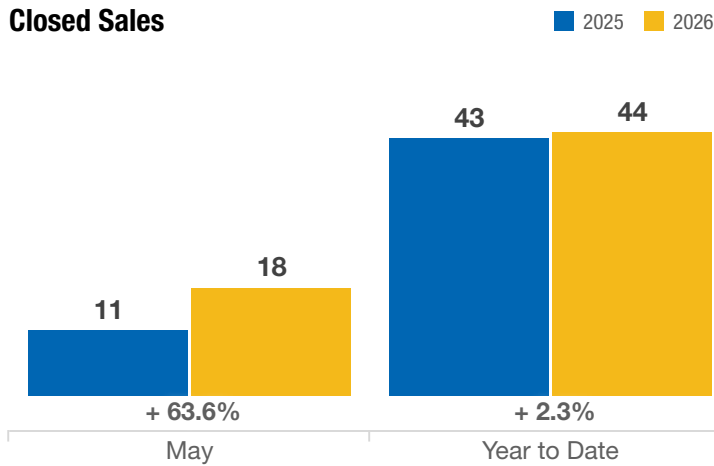


Windham

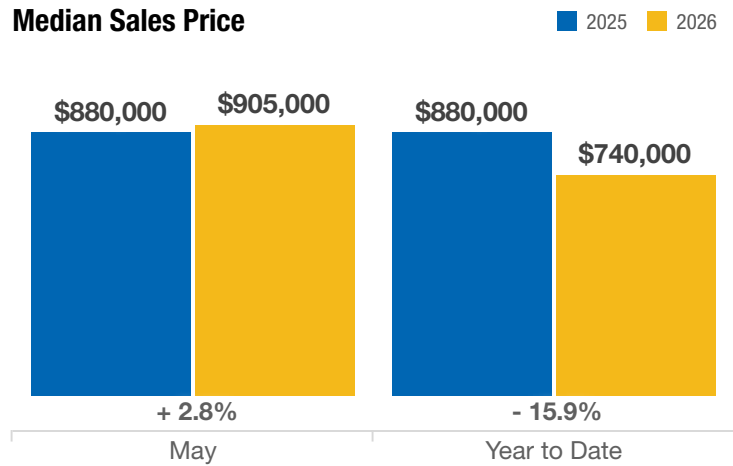
Single Family Residence Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Closed Sales	11	18	+ 63.6%	43	44	+ 2.3%
Median Sales Price*	\$880,000	\$905,000	+ 2.8%	\$880,000	\$740,000	- 15.9%
Median List Price	\$989,000	\$909,500	- 8.0%	\$874,900	\$899,900	+ 2.9%
Volume of Closed Sales	\$11,273,105	\$20,287,000	+ 80.0%	\$41,998,805	\$41,629,900	- 0.9%
Days on Market Until Sale	10	21	+ 110.0%	22	27	+ 22.7%
Pending Sales	16	27	+ 68.8%	60	68	+ 13.3%
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—
New Listings	23	28	+ 21.7%	78	80	+ 2.6%
Inventory of Homes for Sale	22	21	- 4.5%	—	—	—
Percent of Original List Price Received*	103.7%	98.6%	- 4.9%	100.3%	97.9%	- 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

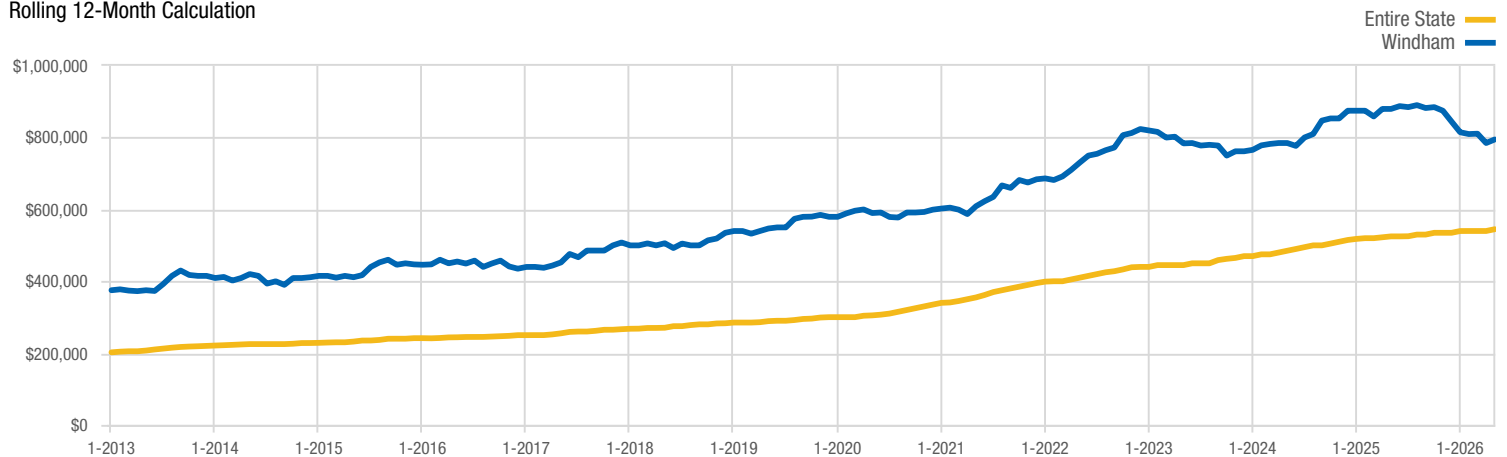


Median Sales Price



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.