

# Local Market Update – May 2025

A Research Tool Provided by the New Hampshire REALTORS®



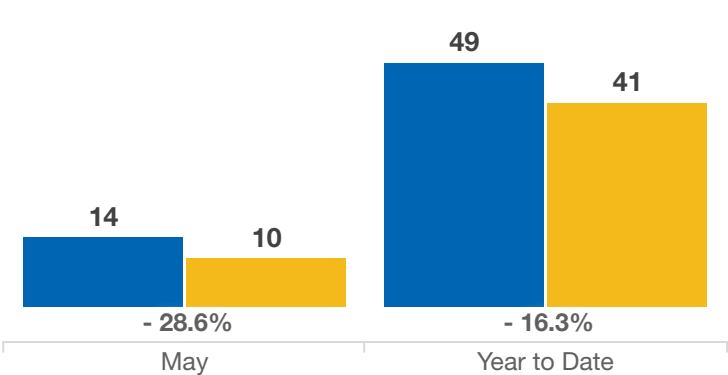
## Windham

Single Family Residence	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Closed Sales	14	10	- 28.6%	49	41	- 16.3%
Median Sales Price*	\$842,500	\$885,303	+ 5.1%	\$845,000	\$885,000	+ 4.7%
Median List Price	\$849,450	\$989,000	+ 16.4%	\$835,000	\$874,900	+ 4.8%
Volume of Closed Sales	\$12,324,000	\$10,773,105	- 12.6%	\$53,065,071	\$41,253,805	- 22.3%
Days on Market Until Sale	13	11	- 15.4%	18	21	+ 16.7%
Pending Sales	17	17	0.0%	62	61	- 1.6%
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—
New Listings	24	23	- 4.2%	77	78	+ 1.3%
Inventory of Homes for Sale	20	22	+ 10.0%	—	—	—
Percent of Original List Price Received*	104.9%	103.2%	- 1.6%	102.6%	100.4%	- 2.1%

\* 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.

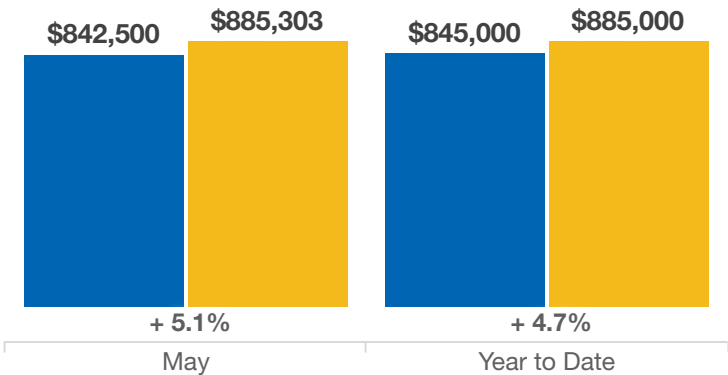
### Closed Sales

2024 2025



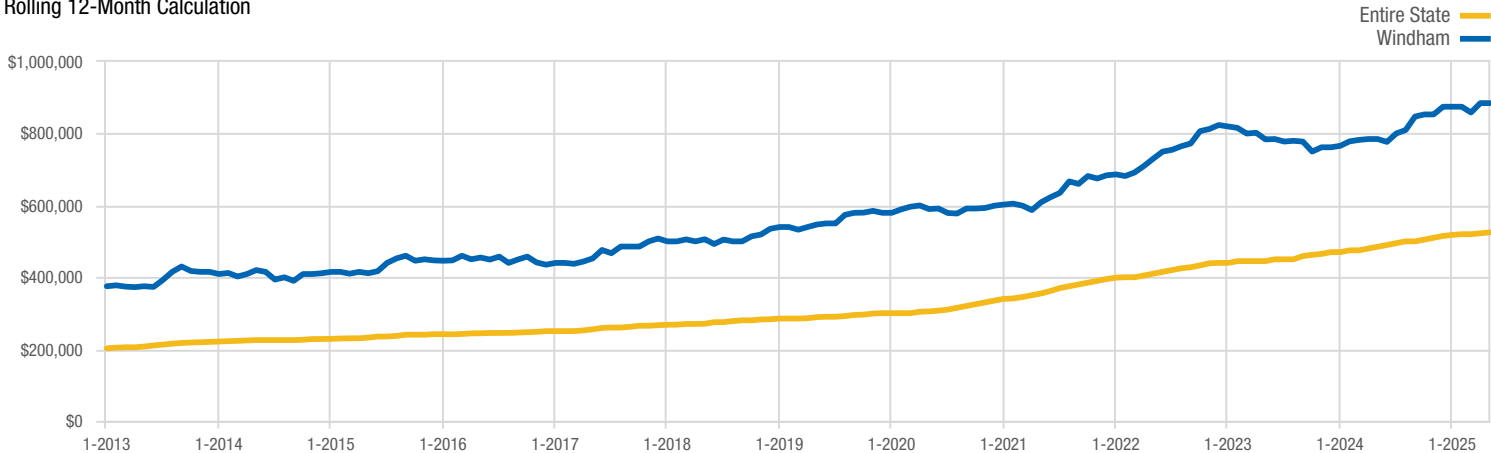
### Median Sales Price

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.