

Local Market Update – July 2025

A Research Tool Provided by the New Hampshire REALTORS®



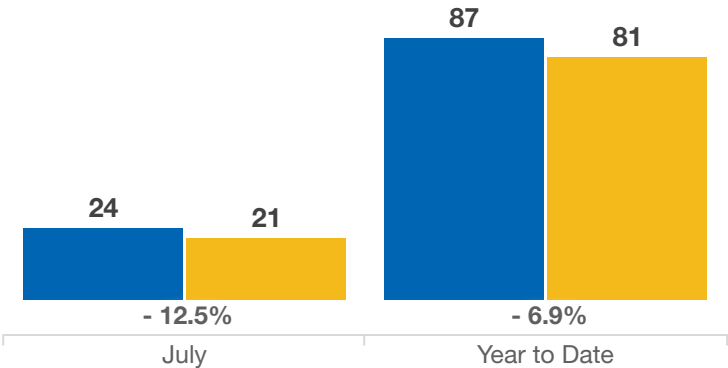
Windham

| Single Family Residence | July | | | Year to Date | | |
|--|--------------|--------------|----------|--------------|--------------|----------|
| | 2024 | 2025 | % Change | Thru 7-2024 | Thru 7-2025 | % Change |
| Closed Sales | 24 | 21 | - 12.5% | 87 | 81 | - 6.9% |
| Median Sales Price* | \$903,008 | \$965,000 | + 6.9% | \$857,000 | \$885,000 | + 3.3% |
| Median List Price | \$899,900 | \$965,000 | + 7.2% | \$830,000 | \$859,950 | + 3.6% |
| Volume of Closed Sales | \$22,406,015 | \$21,504,900 | - 4.0% | \$87,792,086 | \$80,842,205 | - 7.9% |
| Days on Market Until Sale | 9 | 13 | + 44.4% | 15 | 19 | + 26.7% |
| Pending Sales | 7 | 21 | + 200.0% | 93 | 101 | + 8.6% |
| Months Supply of Inventory | 1.1 | 0.8 | - 27.3% | — | — | — |
| New Listings | 9 | 17 | + 88.9% | 108 | 114 | + 5.6% |
| Inventory of Homes for Sale | 14 | 11 | - 21.4% | — | — | — |
| Percent of Original List Price Received* | 104.6% | 99.0% | - 5.4% | 102.9% | 99.6% | - 3.2% |

* 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.

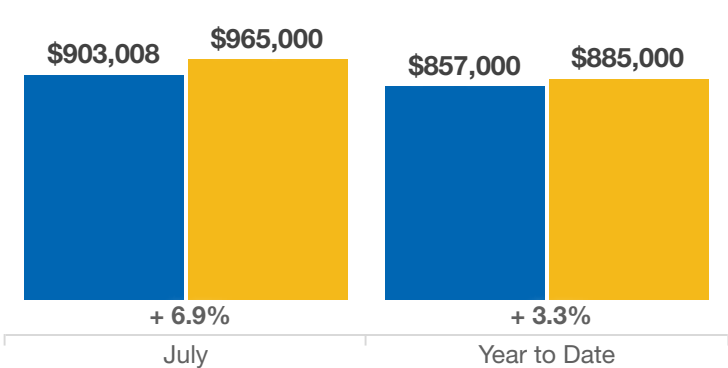
Closed Sales

2024 2025



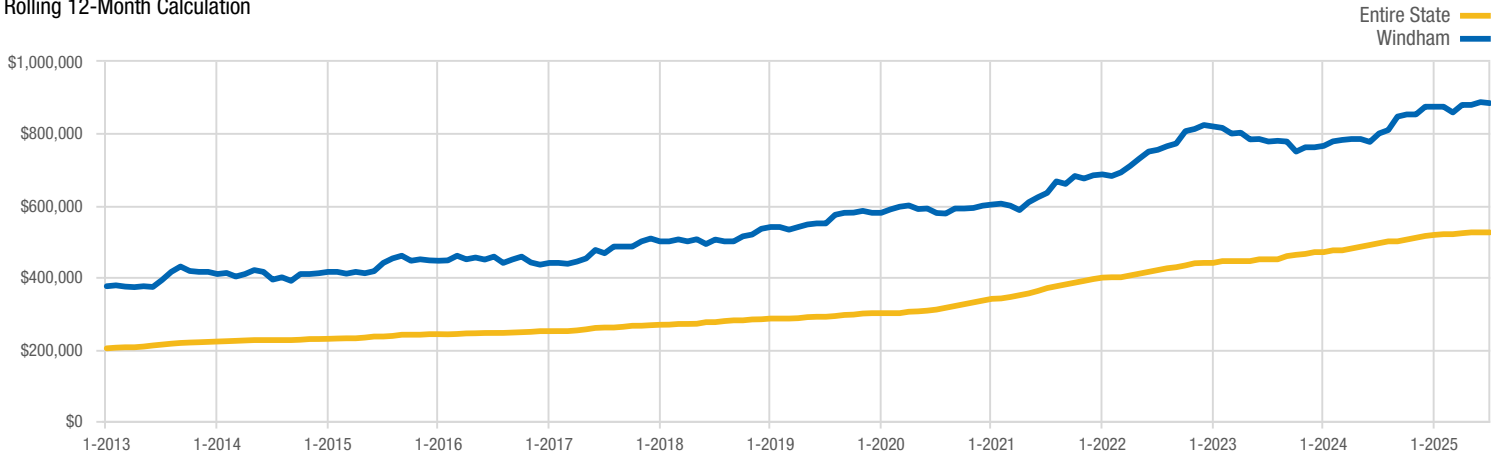
Median Sales Price

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.