

Local Market Update – December 2024

A Research Tool Provided by the New Hampshire REALTORS®

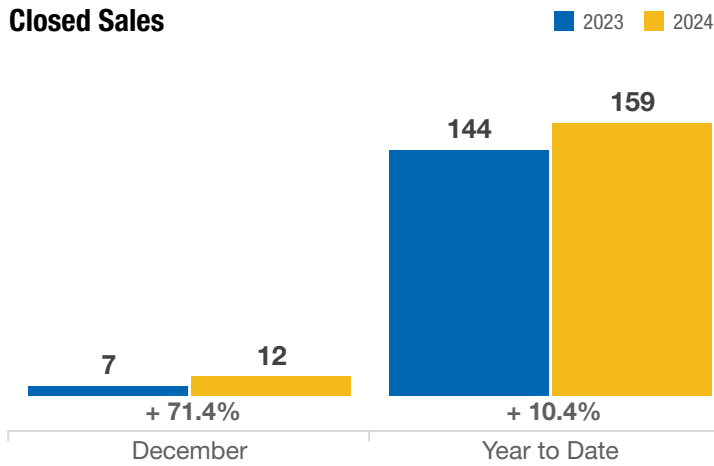


Windham

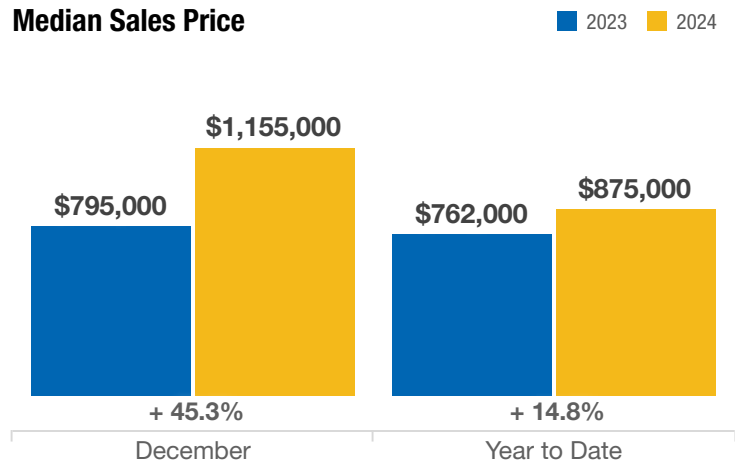
Single Family Residence Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Closed Sales	7	12	+ 71.4%	144	159	+ 10.4%
Median Sales Price*	\$795,000	\$1,155,000	+ 45.3%	\$762,000	\$875,000	+ 14.8%
Median List Price	\$729,900	\$801,500	+ 9.8%	\$764,900	\$825,000	+ 7.9%
Volume of Closed Sales	\$5,329,900	\$15,777,000	+ 196.0%	\$122,441,421	\$165,918,020	+ 35.5%
Days on Market Until Sale	66	18	- 72.7%	29	18	- 37.9%
Pending Sales	6	2	- 66.7%	150	154	+ 2.7%
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—
New Listings	5	3	- 40.0%	157	168	+ 7.0%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Percent of Original List Price Received*	97.4%	100.0%	+ 2.7%	100.1%	101.4%	+ 1.3%

* 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

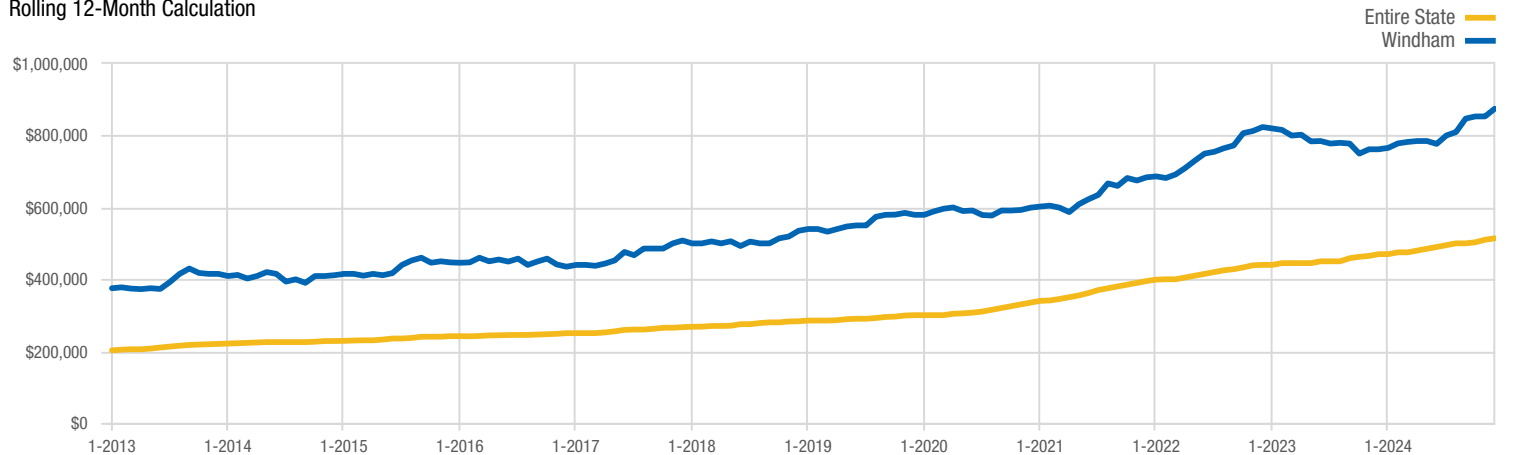


Median Sales Price



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.