



NEW HAMPSHIRE

Available inventory remains a key factor in New Hampshire, with fewer properties sold and a decrease in the average number of days on the market in 2018. With ability to telecommute with several parts of New Hampshire an extension of the Boston metro, low inventory is in part driving a 3% decline in total properties sold and creating a competitive marketplace with a nearly 17% drop in time on the market from 88 to 74 days.

With a modest 3% growth in the average sales price, all signs point to a balanced market for New Hampshire in 2019. As is the case with greater New England, all eyes are on rising interest rates that have the potential to slow down what was a seller's market in 2018. Properties that are priced properly are anticipated to be in strong demand and will move quickly.



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Region	Year	Homes Sold	% Change	Avg. Days on Market	% Change	Avg. Sales Price	% Change	2019 Predictions		
New Hampshire	2017	2715	-3.17%	89	-16.68	\$259,159	3.03%	Market	Avg. Sales Price	Inventory
	2018	2629		74		\$267,003				
Greater Manchester	2017	595	-4.37%	53	-7.54%	\$267,933	10.32%	Balanced	Same	Same
	2018	569		50		\$295,577				
Lakes Region	2017	174	-16.67%	93	-32.87%	\$338,147	-11.73%	Balanced	Increase	Increase
	2018	145		63		\$298,489				
Merrimack Valley	2017	829	-1.33%	55	-8.81%	\$260,361	9.18%	Balanced	Decrease	Same
	2018	818		50		\$284,267				
White Mountains	2017	153	3.92%	85	-13.46%	\$291,819	2.73%	Balanced	Same	Increase
	2018	159		74		\$299,776				
Great North Woods	2017	68	-11.76%	173	-19.41%	\$118,577	21.78%	Balanced	Same	Same
	2018	60		140		\$144,402				
Monadnock	2017	115	0.87%	69	22.01%	\$200,792	5.32%	Balanced	Same	Increase
	2018	116		84		\$211,465				
Dartmouth	2017	231	3.90%	129	-31.08%	\$234,223	-0.97%	Sellers	Same	Same
	2018	240		89		\$231,941				
Portsmouth	2017	550	-5.09%	53	-17.35%	\$361,421	2.40%	Balanced	Same	Increase
	2018	522		44		\$370,104				

Data and insight provided by RE/MAX INTEGRA, New England. Data reflects January - October 2018 and the same timeframe for 2017.