

New Hampshire Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

120 Questions	4h Time limit	National 56 of 80; state 2... Passing score
— Exam fee	New Hampshire Real Est... Governing body	

The numbers to remember

- National portion: 80 items, 150 minutes, pass at 56 points.
- State portion: 40 items, 90 minutes, pass at 28 points.
- Combined sitting: 120 items, 240 minutes, combined pass at 84 points.
- Both portions must be passed independently — there is no blended average that saves you.
- 5 to 10 unscored experimental questions may appear anywhere in the exam.
- Exam delivered by PSI Services LLC for the New Hampshire Real Estate Commission.
- Pre-licensing: 40 hours total, including at least 32 classroom hours (max 8 via distance education).
- Minimum age to qualify: 18.
- Must exam within 3 months of registration, and within 6 months of starting pre-licensing coursework.
- Failing one portion? You have a 6-month window from your original exam date to pass the remainder.
- 3 character-reference affidavits are required in your application.
- After 8 attempts without passing, an accredited pre-licensing course must be repeated.

Content domains and weights

- National — Contracts: 19% (heaviest single domain).
- National — Agency: 13%.
- National — Practice of Real Estate: 12%.
- National — Financing: 10%.
- National — Property Ownership: 10%.
- State — Regulation of Agency Conduct: 11 items.
- State — Regulation of Licensee Conduct: 11 items.
- State — New Hampshire Principles and Practice: 10 items.

High-yield review areas

- Contracts and Agency together carry roughly a third of the National portion's weight — review offer/acceptance, remedies, and fiduciary duties last night, not for the first time.
- The three State-portion topics above cover the large majority of its 40 items, so a gap in any one of them is costly.
- Skim New Hampshire licensee- and agency-conduct rules specifically; national textbooks won't cover this material.
- Confirm your own pacing ahead of time using the published time limits and item counts for each portion above — the State portion allows slightly more time per item than the National portion.

Top traps

- Assuming a high National score can offset a weak State score — it cannot; each portion is graded on its own separate cut.
- Skipping New Hampshire-specific rule review because national prep material felt thorough.

- Panicking over an oddly worded question — it may be one of the unscored experimental items.
- Losing track of the two different time limits (150 vs. 90 minutes) if you practice with only one portion at a time.
- Waiting past the 3-month registration window or the exam's pre-licensing timing windows and having to re-register.

Official sources

- New Hampshire Real Estate Commission (Office of Professional Licensure and Certification) — New Hampshire Real Estate Commission License Examinations Candidate Information Bulletin (PSI Services LLC):
<https://www.oplc.nh.gov/sites/g/files/ehbemt441/files/inline-documents/examination-candidate-handbook.pdf>
- New Hampshire Real Estate Commission (Office of Professional Licensure and Certification) — Real Estate Commission Initial Application Checklist (OPLC, Rev. 02/2026):
<https://www.oplc.nh.gov/sites/g/files/ehbemt441/files/inline-documents/real-estate-commission-02-2026.pdf>
- New Hampshire Real Estate Commission (Office of Professional Licensure and Certification) — RSA 331-A:10 Qualifications for Licensure (NH General Court): <https://www.gc.nh.gov/rsa/html/XXX/331-A/331-A-10.htm>

Free practice questions for this exam: www.everyexamprep.com/exams/new-hampshire-real-estate-salesperson/practice-test