



PORTSMOUTH—Normally 111 June residential real estate sales in the 13-Sample Seacoast Towns might be cause for serious concern. But in this pandemic, June produced a host of new records, high and low, according to statistics just released by the Seacoast Board of REALTORS.

The 13 Sample Seacoast Towns are Exeter, Greenland, Hampton, Hampton Falls, New Castle, Newfields, Newington, North Hampton, Newmarket, Portsmouth, Rye, Seabrook and Stratham.

For starters, June saw only 205 single family active listings, the lowest for June ever. Yet the 111 sales were the highest volume since last August, although the total is 21.8% less than last year. It was the slowest June since 2012.

Two new records for any month were established. There were 15 sales of \$1 million or more, breaking October's record of 13. The median sale price of \$612,500 reflected that, shattering the old median record of \$515,000 set in January 2018.

For the year, single family sales are now off 18.9% but the six-month median of \$526,500 is up 9.8%.

The condominium side was not nearly as dramatic, although it was the slowest June since 2014. In a month which often has the most volume for the year, June's 48 sales are bested by the 56 transactions recorded in March. The median price of a condo remained exactly what it was last month, \$325,000, off 12.9% from 2019.

Total condo sales for the first six months of the year now trail 2019 by 11.2%. The median price of \$347,000 represents an increase of 2%.

"The real estate market is producing some wild numbers," said Seacoast Board of REALTORS President Adam Gaudet. "The bottom line is that multiple offers still rule, and median sale prices continue to rise. Both are clear indications of consumer confidence."