



PORTSMOUTH—Despite record low inventory, the August real estate market in the 13 Sample Seacoast Towns was on fire in a record way, 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.

The month ended with the fewest active single-family listings ever. Yet August shattered the record for most high-end (\$1 million-plus) sales with 17, two more than June's previous record of 15. The 126 total sales are the best August since 2018. The median price of \$550,000 was up 9.4% from last year, but well off the year's record high of \$612,500 set in June.

Total sales for the first eight months of 2020 are off 9.5%, but the median price is up 15.8% at \$550,000.

Available condo listings hit an all-time August low and the fewest since December. Still the 75 sales represent the best August ever and the highest volume of any month since June 2015. The median sale price of \$415,000 is a new record for any month.

For the first eight months of 2020, condo sales are off 5.3%, but the median sale price is almost identical to last year at \$354,450, up .4%.

"Our market continues to show remarkable strength," said Seacoast Board of REALTORS President Adam Gaudet. "In general, buyers have to be prepared for highly competitive situations."