



PORTSMOUTH—The October seacoast real estate market picked up where red-hot September left off. At least five October listing and sales records were set in the 13-Sample Seacoast Towns as inventory levels shrank and median sale prices continued to rise.

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

For the third time this year, an all-time record for any month was set for million-dollar transactions with 21, shattering the August record of 17. Seven properties, in fact, closed for more than \$2 million, two each in Portsmouth and Rye.

Despite the fewest active single-family listings ever, one-hundred twenty-eight, the month produced an October record 117 single-family sales, up 28% from last year. The October median sale price of \$577,000 was up 11.6% from last year. For the first 10 months of 2020, total single-family sales are off just .3% despite a Covid-ravished spring. The cumulative 10-month median sale price is up an impressive 16.7% to \$560,000.

There were also the fewest-ever active October condominium listings, but the month still generated an October record 80 sales and five \$1 million-plus sales, most ever for any month. The top 13 condominium sales all were Portsmouth transactions with one exceeding \$4.3 million at 58 State Street.

The October median sale price for a condominium was \$352,500, up 7.1% from 2019. For the first 10 months of 2020, condominium sales are up 5% and the median sale price is up 6.99% to \$356,000.

“The seacoast real estate market remains incredibly strong,” said Seacoast Board of REALTORS President Adam Gaudet. “Consumer confidence in the value of our real estate is unabated. Buyers must be prepared for stiff competition, while brokers scramble to generate hard to find listings.”