



PORTSMOUTH—As median sale prices continued to rise by double digits, November sales of single-family homes and condominiums set monthly volume records in the 13-Sample Seacoast Towns, 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 111 homes sold in November was a record high for that month. This despite an all-time inventory low for any month. Once again, the high-end segment was particularly active with 20 transactions, one off the all-time record set last month. There were two sales in excess of \$3 million, one in Seabrook and the other in Portsmouth. That activity helped push the monthly median sale price to \$610,000, just \$5K off September's record \$615,000 and up 17.5% from last year.

There was record low November condominium inventory, but that didn't prevent a record November 67 transactions. The monthly median price was \$365,000, up 10.2% from last year, but well off the year's high of \$415,000 set in August.

Despite the weak Covid-produced spring market, cumulative single-family sales for the first 11 months on the year are now up 2.4% with a median sale price of \$561,000, up 16.1% from last year. Condominium sales are now up 5.3% for the period with a median sale price of \$357,900, up 16.1%.

"The Seacoast residential real estate marks continues to perform at an astounding pace," said Adam Gaudet, president of the Seacoast Board of REALTORS. "Monthly records seem to be the rule rather than the exception. With all the amenities the Seacoast has to offer, we are clearly a hugely popular place to live."