



MAY IS BEST MONTH FOR REAL ESTATE THUS FAR IN 2021

PORTSMOUTH-May produced the best month thus far in 2021 for both single-family and condominium sales in the 13-Sample Seacoast Towns, according to statistics just release 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.

Despite another record low month for inventory, the single-family market produced 88 sales, up 46.7% from last year's Covid-deflated spring market. It was the strongest May ever for high-end sales with 15 million dollar-plus sales. Those transactions helped produce an all-time record monthly median sale price of \$625,000, breaking the old record set last September by \$10,000.

For the first five months of 2021, sales are up 12.2% and the median sale price is up a solid 19% at \$595,000.

Condominium sales were almost 100% higher than last May, setting a new May monthly record of 81 transactions. The monthly median sale price was \$390,000, well off last month's all-time record \$459,100. For the first five months of 2021 condominium sales are up a robust 36.9% and the median sale price is up 11.4% at \$389,960.

"Another remarkable month for Seacoast real estate," said Ted Mantos, president of the Seacoast Board of REALTORS. "Lack of supply coupled with unprecedented demand continues to push prices higher."