



## **JUNE SINGLE-FAMILY MEDIAN PRICES BREAK RECORDS AGAIN**

PORTSMOUTH—For the third time in less than a year, single-family sales in the 13 Sample Seacoast Towns set a new median price record, 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 new monthly median record of \$662,500 completely eclipsed the old mark of \$625,000 set last month. Meanwhile inventory levels reached the highest level since October, although the 114 available units were the lowest-ever for the month of June. By comparison, there were 205 available units last June.

Still, sales remained virtually flat for the month, declining 18.9% from a year ago. Nevertheless, there were a June-record 16 sales of \$1m dollars or more, including two closings more than \$4.3 million dollars in Portsmouth and Hampton, respectively.

For the first six months of 2021, sales are up 3.6% and median sale prices are up 14% at \$600,000.

Condominium inventory also hit an all-time June low, but month to month sales remained virtually flat although 60% higher than last year. The monthly median for June was \$355,000, well-off April's record \$459,100.

For the first six months of 2021, despite inventory shortages, condominium sales are up an impressive 41.2% and the cumulative median stands at \$380,000, up 9.5% from last year.

"We are entering what appears to be another strong summer market," said Ted Mantos, president of the Seacoast Board of REALTORS. "There seems to be sustained demand for very limited inventory which continues to put upward pressure on prices."