



PORTSMOUTH-The monthly median sale price of a single-family condominium reached an all-time high in April 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.

The new record condominium median sale price of \$459,100 handily eclipsed the old record of \$424,900 set in December. While total sales for the month were up 32% from last year, that percentage reflects the “Covid panic” of last April when real estate sales for a brief period fell to near record lows. Inventory levels remain at all-time April low.

With single-family inventory levels also at an all-time April low, sales dropped to the lowest total since 2013. The 67 transactions were two lower than last year, but one better than last month. The median single family sale price came in at \$567,000, well-off January’s record of \$590,000.

For the first four months of 2021, single family sales are up 2.8% and the median sale price is up an impressive 15.8%. Condominium sales are up a robust 22% and median prices up a solid 10.9% to \$388,450.

“Demand in the seacoast remains almost overwhelming,” said Seacoast Board of REALTORS President Ted Mantos. “I think all of us are sensitive to the low inventory levels and the pressure that creates on buyers and their agents.”