



JANUARY RECORDS FALL AS REAL ESTATE RALLY ROARS ON

PORTSMOUTH—Sales of single family and condominium units in the 13 Sample Seacoast Towns continued to break multiple records while available inventory shrank to new low levels.

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

With just 64 single family active listings as February got under way, REALTORS could look back on the busiest January since 2016. There were some 63 closings, up 21% from last year, selling at a new January record median price of \$590,000, up 22.6% from last year. In a study of contrasts, only 10 sales were for less than \$400,000, the fewest ever in January. On the hand, there were six sales of \$1million dollars or more, a new January high.

It was the busiest January ever for condominiums with 55 transactions, even though there were a record low 83 active listings as of February 1. Sales were up 22.3% from 2020 and the median price of \$390,000 was a remarkable 39.2 % better than last year, setting a January record.

“This is an impressive start for the new year,” said Ted Mantos, president of the Seacoast Board of REALTORS. “It’s a challenging market to navigate. Demand seems to be stronger than ever in all price ranges.”