



HIGH END SALES PUSH JANUARY MARKET AHEAD OF 2022

PORTSMOUTH, NH — January single-family sales in the 13 Sample Seacoast Towns finished up 6.6% from last year thanks to a January monthly record ten \$1,000,000 dollar-plus sales.

The 13 sample seacoast towns are Exeter, Greenland, Hampton, Hampton Falls, New Castle, Newfields, Newington, North Hampton, Newmarket, Portsmouth, Rye, Seabrook, and Stratham.

The high-end sales were scattered among seven different towns with the highest coming at 98 Beach Hill Road in New Castle for \$6,495,000 dollars. The highest sale in Portsmouth was at 277 Aldrich Road for \$730,000 dollars.

Inventory levels were up 40.3% for the month. The January median price of a single-family home was \$610,000 dollars — up 10.9% from last year.

Meanwhile condominium inventory more than doubled last year's total 97-48, but there were only 20 closings — the fewest since 2011. Still, the condominium monthly median sale price set a new all-time monthly record at \$668,449 dollars.

"In many respects, January experienced typical lack of inventory, adding to the slowdown," said Sandy Healy, President of the Seacoast Board of REALTORS. "Buyers needing financing have options if they can work with the inflated mortgage interest rates."

January 2023