



HIGH END SALES LEAD MODEST APRIL REAL ESTATE MARKET

PORTSMOUTH — An April monthly record 14 million-dollar-plus single-family homes sales propped up the slowest April ever for real estate sales in the 13-Sample Seacoast Towns 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.

Six of the 14 \$1 million-dollar-plus sales were in Portsmouth. The biggest sale for the month was 12 Whitehorse Drive in Rye, closing at \$2.1 million dollars, one of three sales that topped \$1 million dollars in Rye.

There were 67 active units available at month's end, up 15.5% from a year ago. Ten years ago there were 496 active listings at this time.

The 41 April single-family closed sales are off 14.5% from 2022, while the monthly median sale price of \$750,000 ties an all-time mark set in June of last year. Single-family sales are now off 14.2% for the year, and the median price for the first four months of 2023 stands at \$660,000, up 7.3% from a year ago.

Condominium inventory sank to its lowest point for the year at 72 actives, fewest since last May. Still the 45 April sales are up 15.3% from a year ago, although the monthly median sale price of \$537,500 is well off January's \$661,898 record. For the first four months of 2023, condominium sales are up 15.1% and the median sale price of \$549,000 is up 4.6%.

"The April sales statistics do not reflect just how hot this market is right now," said Sandy Healy, President of the Seacoast Board of REALTORS. "Open Houses remain crowded and multiple offer situations are still the rule."

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