

Seacoast Board of REALTORS
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FOR MORE INFORMATION:

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January condominium sales surpass single-family volume

PORTSMOUTH—January sales of condominium units in the 13 Sample Seacoast Towns surpassed sales of single-family homes which slumped to the lowest level since 2010.

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

There were 36 condominium sales, up 71.4% from last year, recording a median price of \$670,450 up 1.2% from a year ago. The biggest sale came at 175 Market Street in Portsmouth at the Granary Condominiums, a river view, 2,361 square foot, 3-bedroom unit that sold for \$3.475 million dollars, placing it among the top four all-time biggest condominium sales in Portsmouth.

The 32 residential sales were the fewest in 14 years, while the 22 pending transactions are the lowest monthly total ever. The Seacoast Board had just 56 active single-family listings at month's end, a January record low. Sales were off 33% from 2023, while the monthly median of \$683,750 is up 12% from a year ago.

The biggest single-family sale was a four-bedroom, 4,180 s.f. beachfront contemporary home in Seabrook that closed for \$3,393,500. The sales price places this transaction among the top five all-time biggest in Seabrook.

“January volume—and for that matter February—is traditionally among the lowest for the selling year,” said Lynn Lagasse, president of the Seacoast Board of Realtors. “We continue to see the law of supply and demand push sale prices upward.”