

Seacoast Board of REALTORS
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FEBRUARY MONTHLY SINGLE-FAMILY SALES HIT NEW LOW

PORTSMOUTH, N.H.-February sales of single-family homes in the 13-Sample Seacoast Towns hit an all-time volume low for any month while the median sale price continued to tick upward.

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

To be sure there were only 28 single-family sales in February 2023, but this year's paltry 25 closings eclipsed that while setting a record low mark. Meanwhile, the monthly median sale price of \$769,900 is 17.9% higher than last year's \$652,400. For the year single family sales are off 25% while the combined January-February median is up 13.3%.

The biggest single-family sale for the month was for \$3.8 million dollars at 15 Star Fish Circle, Rye, a 4-bedroom, 6-bath 5,025-square foot property in a cui-de-sac on 5.38 acres.

The 29 February condominium sales do not represent a robust number, but it was still three transactions more than last year. The monthly median of \$559,900 is a solid \$105,400 more than last February or 23.1%. For 2024, condominium sales are up 38.2% and the median price of \$600,000 is a 10.5% improvement over 2023.

The biggest condominium sale went for \$3.75 million dollars at 172 Little Harbor Road, New Castle. The 3-bedroom, 4-bath 3,538 square foot unit was one of just six units with waterfrontage. It was the second largest

New Castle condominium sale on record. The first came in November on 167 Little Harbor Road for \$4.6 million dollars.

“We’ve reached a point in our market where the volume action seems to be on the condominium side,” said Lynn Lagasse, president of the Seacoast Board of REALTORS. “It’s uncharted waters but it’s the new reality.”