Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®

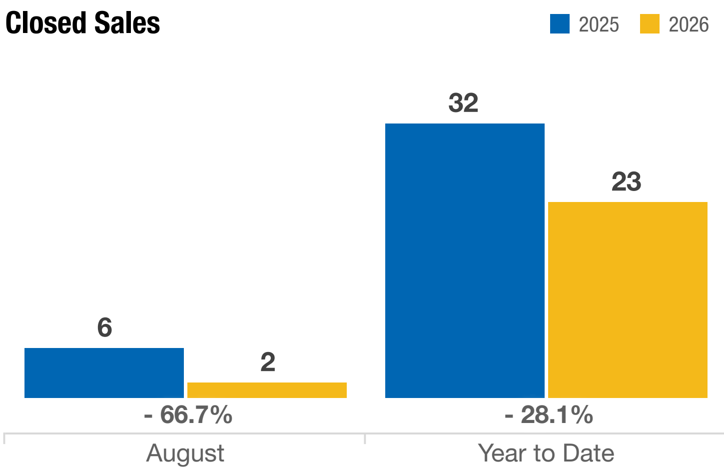
NEW HAMPSHIRE REALTORS®

Seabrook

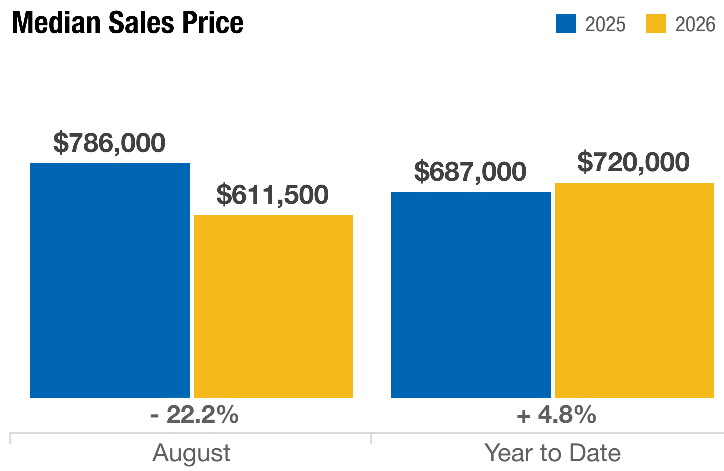
Single Family Residence	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
Closed Sales	6	**2**	- 66.7%	32	**23**	- 28.1%
Median Sales Price*	$786,000	**$611,500**	- 22.2%	$687,000	**$720,000**	+ 4.8%
Median List Price	$650,000	**$724,900**	+ 11.5%	$754,500	**$724,900**	- 3.9%
Volume of Closed Sales	$8,402,000	**$1,223,000**	- 85.4%	$27,739,700	**$22,213,300**	- 19.9%
Days on Market Until Sale	35	**9**	- 74.3%	27	**34**	+ 25.9%
Pending Sales	9	**7**	- 22.2%	43	**29**	- 32.6%
Months Supply of Inventory	1.6	**3.7**	+ 131.3%	—	**—**	—
New Listings	3	**9**	+ 200.0%	56	**45**	- 19.6%
Inventory of Homes for Sale	8	**12**	+ 50.0%	—	**—**	—
Percent of Original List Price Received*	97.5%	**103.9%**	+ 6.6%	98.3%	**97.7%**	- 0.6%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

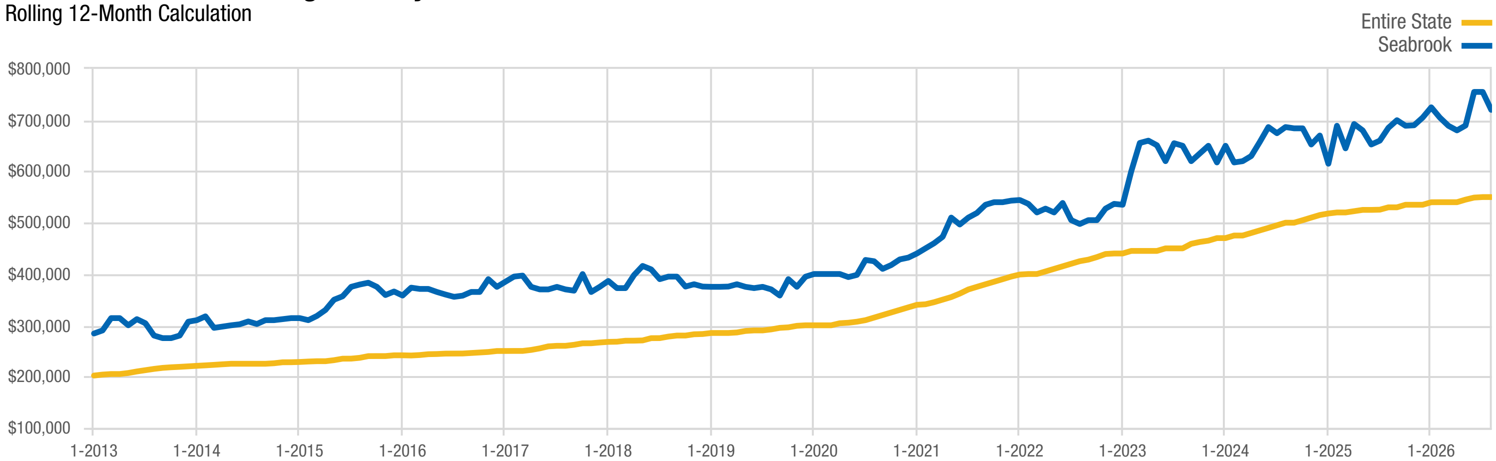


Median Sales Price



Median Sales Price - Single Family Residence

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.