

Local Market Update – May 2026

A Research Tool Provided by the New Hampshire REALTORS®

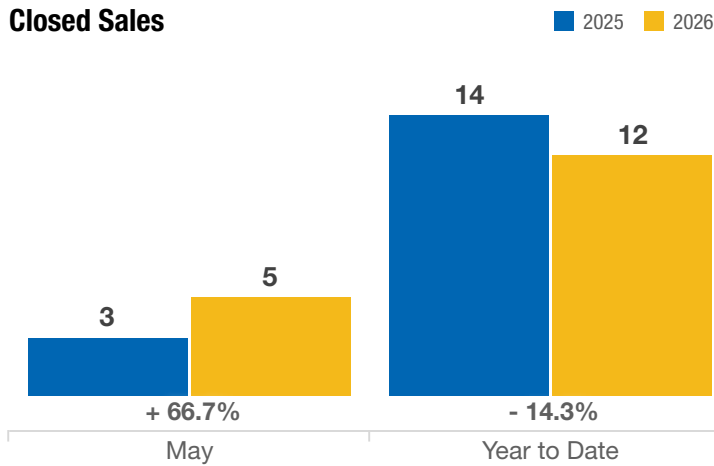


Seabrook

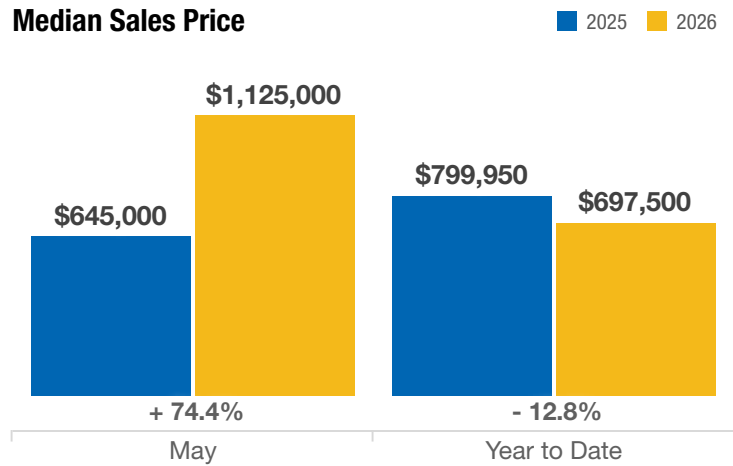
Single Family Residence Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Closed Sales	3	5	+ 66.7%	14	12	- 14.3%
Median Sales Price*	\$645,000	\$1,125,000	+ 74.4%	\$799,950	\$697,500	- 12.8%
Median List Price	\$735,000	\$664,999	- 9.5%	\$742,500	\$725,000	- 2.4%
Volume of Closed Sales	\$1,864,900	\$5,384,000	+ 188.7%	\$12,121,800	\$9,796,300	- 19.2%
Days on Market Until Sale	8	12	+ 50.0%	31	22	- 29.0%
Pending Sales	6	6	0.0%	17	17	0.0%
Months Supply of Inventory	4.1	2.5	- 39.0%	—	—	—
New Listings	13	9	- 30.8%	34	27	- 20.6%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Percent of Original List Price Received*	101.1%	99.4%	- 1.7%	96.8%	98.4%	+ 1.7%

* 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

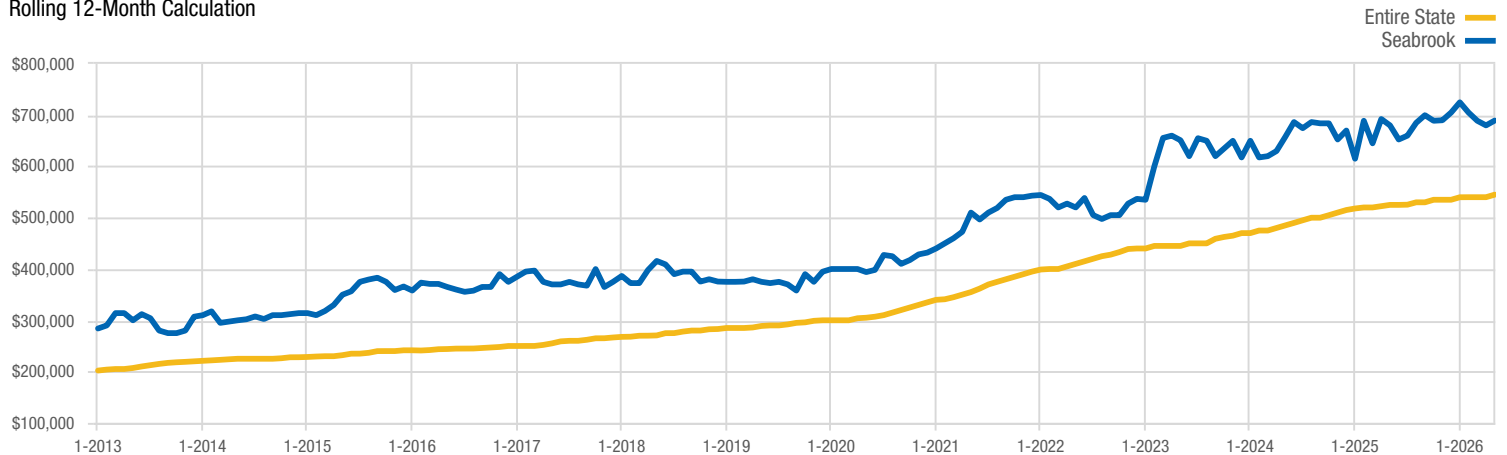


Median Sales Price



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.