

Local Market Update – December 2025

A Research Tool Provided by the New Hampshire REALTORS®



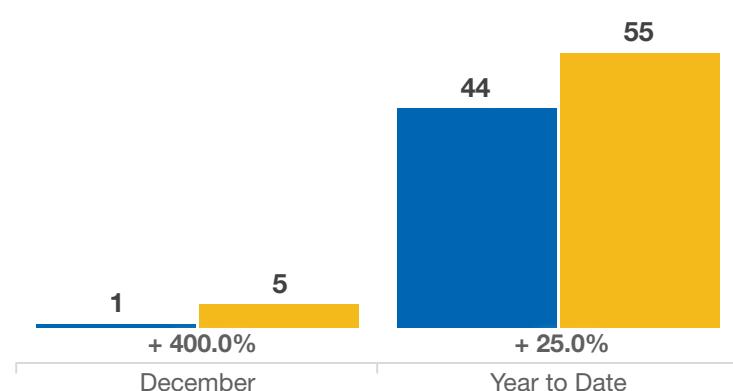
Seabrook

Single Family Residence		December			Year to Date		
Key Metrics		2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales		1	5	+ 400.0%	44	55	+ 25.0%
Median Sales Price*		\$675,000	\$610,000	- 9.6%	\$670,000	\$690,000	+ 3.0%
Median List Price		\$804,900	\$3,179,500	+ 295.0%	\$667,000	\$727,500	+ 9.1%
Volume of Closed Sales		\$675,000	\$3,135,000	+ 364.4%	\$37,902,599	\$49,990,212	+ 31.9%
Days on Market Until Sale		67	35	- 47.8%	33	32	- 3.0%
Pending Sales		3	4	+ 33.3%	42	56	+ 33.3%
Months Supply of Inventory		1.6	0.9	- 43.8%	—	—	—
New Listings		1	2	+ 100.0%	60	70	+ 16.7%
Inventory of Homes for Sale		6	4	- 33.3%	—	—	—
Percent of Original List Price Received*		96.6%	95.7%	- 0.9%	97.3%	96.4%	- 0.9%

* 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.

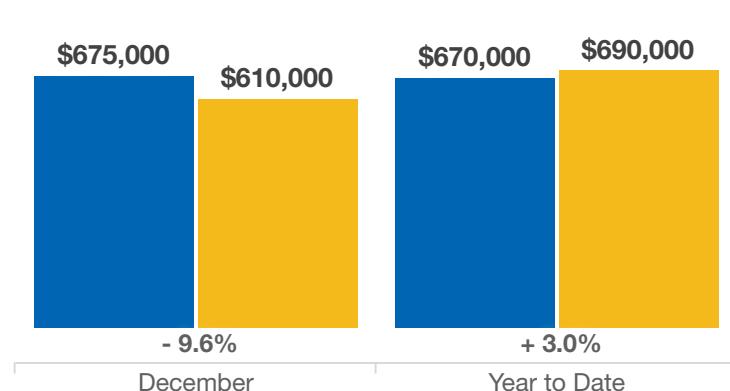
Closed Sales

■ 2024 ■ 2025



Median Sales Price

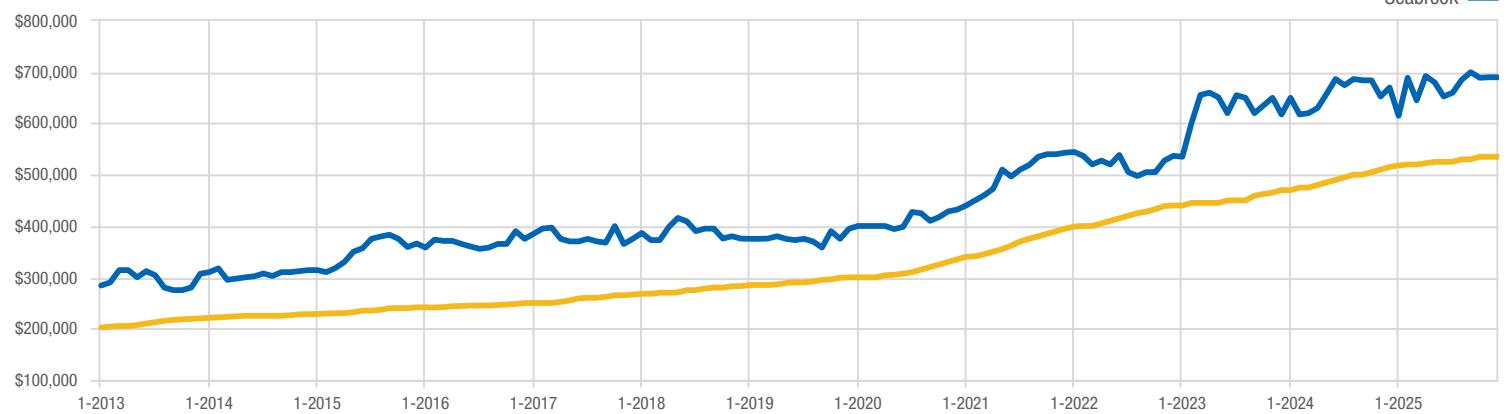
■ 2024 ■ 2025



Median Sales Price - Single Family Residence

Rolling 12-Month Calculation

Entire State ■ Seabrook ■



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.