

# Local Market Update – April 2025

A Research Tool Provided by the New Hampshire REALTORS®



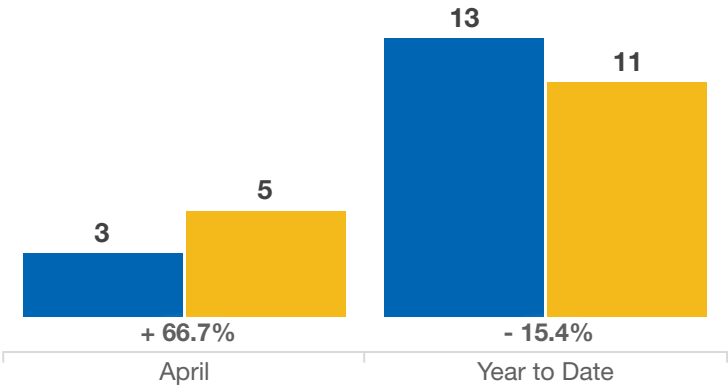
## Seabrook

Single Family Residence	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	3	5	+ 66.7%	13	11	- 15.4%
Median Sales Price*	\$689,000	\$969,000	+ 40.6%	\$689,000	\$849,000	+ 23.2%
Median List Price	\$699,450	\$605,000	- 13.5%	\$799,000	\$735,000	- 8.0%
Volume of Closed Sales	\$2,844,000	\$5,404,000	+ 90.0%	\$12,973,300	\$10,256,900	- 20.9%
Days on Market Until Sale	38	53	+ 39.5%	48	37	- 22.9%
Pending Sales	5	2	- 60.0%	14	13	- 7.1%
Months Supply of Inventory	1.4	3.0	+ 114.3%	—	—	—
New Listings	6	10	+ 66.7%	17	23	+ 35.3%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Percent of Original List Price Received*	102.7%	92.0%	- 10.4%	96.0%	95.6%	- 0.4%

\* 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.

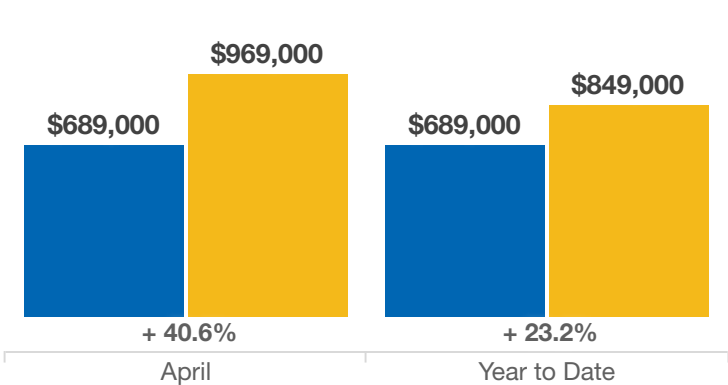
### Closed Sales

2024 2025



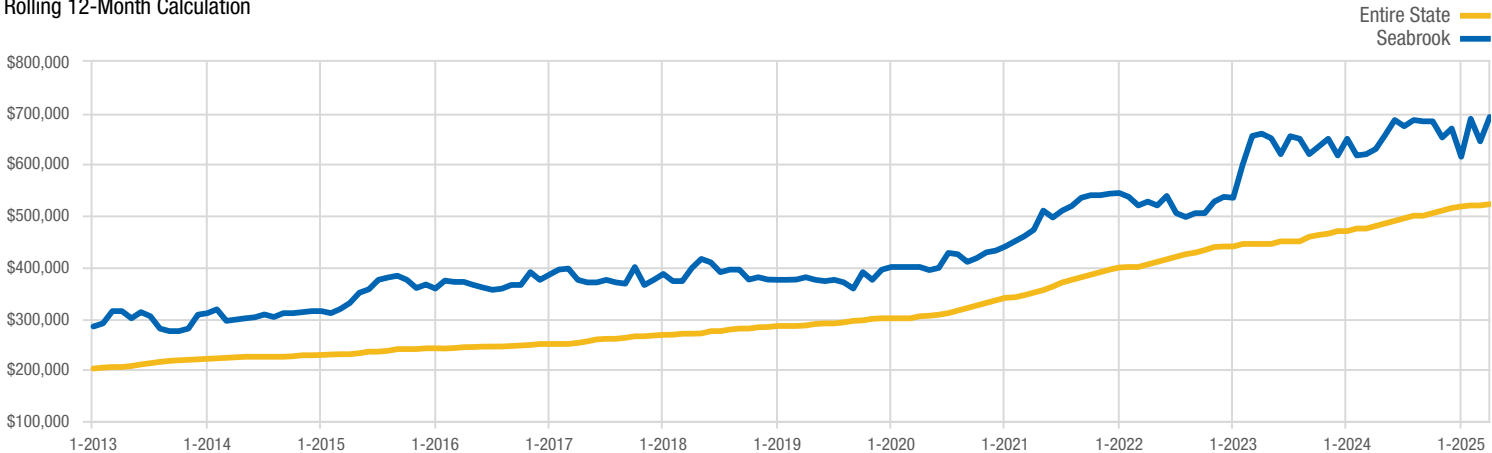
### Median Sales Price

2024 2025



### Median Sales Price - Single Family Residence

Rolling 12-Month Calculation



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.