

Local Market Update – May 2024

A Research Tool Provided by the New Hampshire REALTORS®

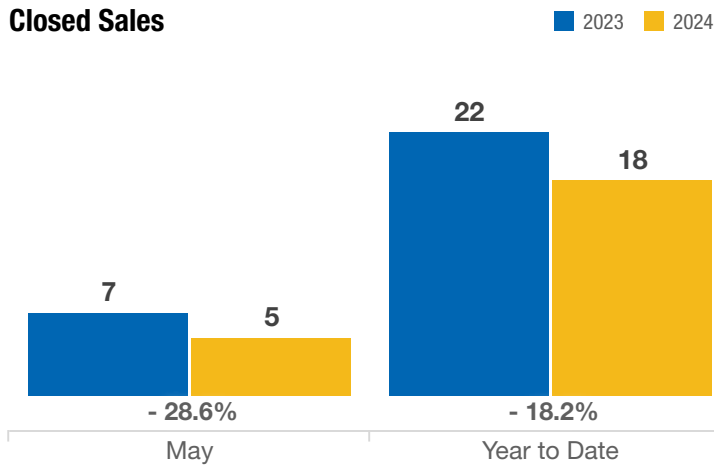


Seabrook

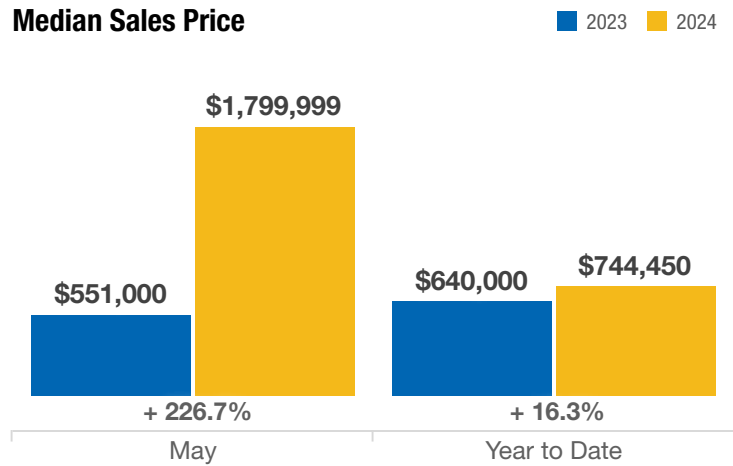
Single Family Residence Key Metrics	May			Year to Date		
	2023	2024	% Change	Thru 5-2023	Thru 5-2024	% Change
Closed Sales	7	5	- 28.6%	22	18	- 18.2%
Median Sales Price*	\$551,000	\$1,799,999	+ 226.7%	\$640,000	\$744,450	+ 16.3%
Median List Price	\$549,900	\$575,000	+ 4.6%	\$619,900	\$599,900	- 3.2%
Volume of Closed Sales	\$3,840,000	\$6,833,999	+ 78.0%	\$18,582,700	\$19,807,299	+ 6.6%
Days on Market Until Sale	28	17	- 39.3%	31	40	+ 29.0%
Pending Sales	5	5	0.0%	24	19	- 20.8%
Months Supply of Inventory	0.9	3.9	+ 333.3%	—	—	—
New Listings	3	11	+ 266.7%	22	29	+ 31.8%
Inventory of Homes for Sale	4	14	+ 250.0%	—	—	—
Percent of Original List Price Received*	98.4%	95.4%	- 3.0%	95.6%	95.9%	+ 0.3%

* 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

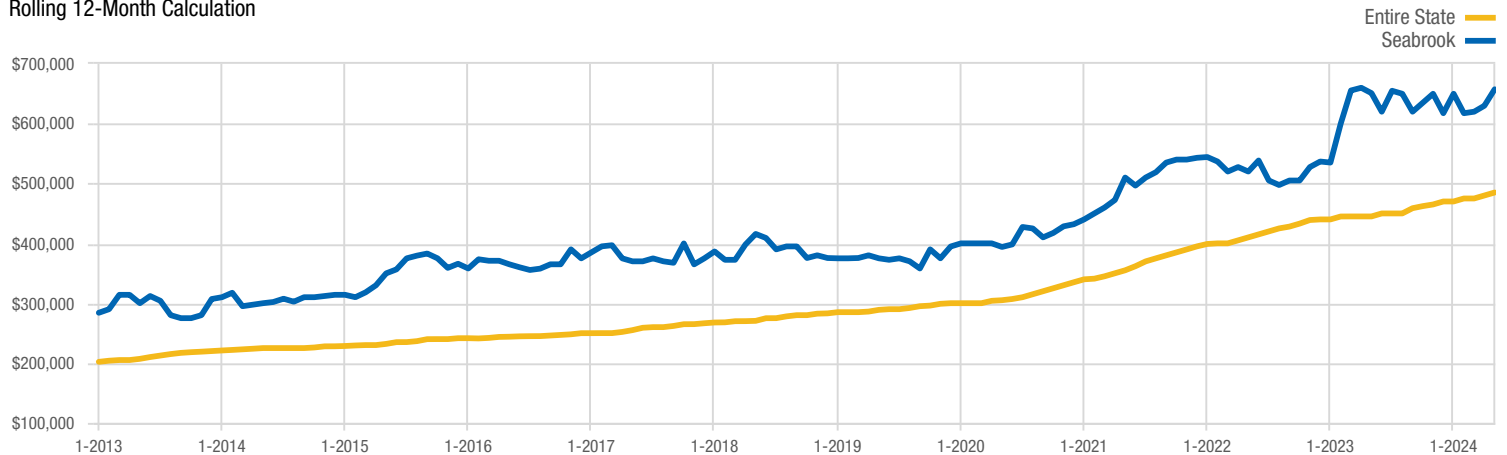


Median Sales Price



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.