

Local Market Update – November 2025

A Research Tool Provided by the New Hampshire REALTORS®



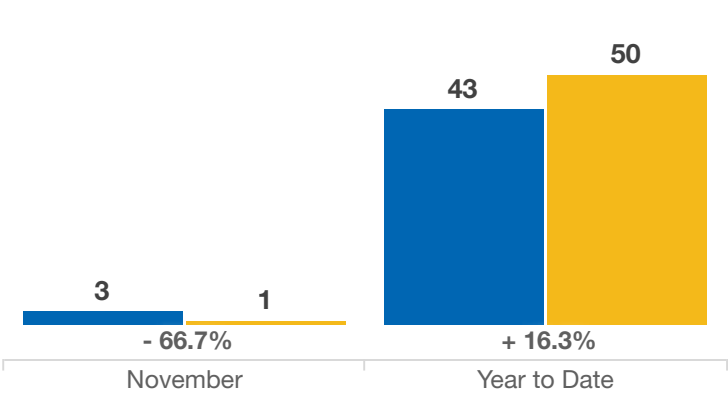
Seabrook

Single Family Residence	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Closed Sales	3	1	- 66.7%	43	50	+ 16.3%
Median Sales Price*	\$578,000	\$760,000	+ 31.5%	\$665,000	\$705,000	+ 6.0%
Median List Price	\$599,950	\$669,900	+ 11.7%	\$655,000	\$727,500	+ 11.1%
Volume of Closed Sales	\$1,707,900	\$760,000	- 55.5%	\$37,227,599	\$46,855,212	+ 25.9%
Days on Market Until Sale	27	6	- 77.8%	32	32	0.0%
Pending Sales	0	2	—	39	52	+ 33.3%
Months Supply of Inventory	2.4	1.5	- 37.5%	—	—	—
New Listings	2	6	+ 200.0%	59	68	+ 15.3%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	97.3%	96.5%	- 0.8%

* 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.

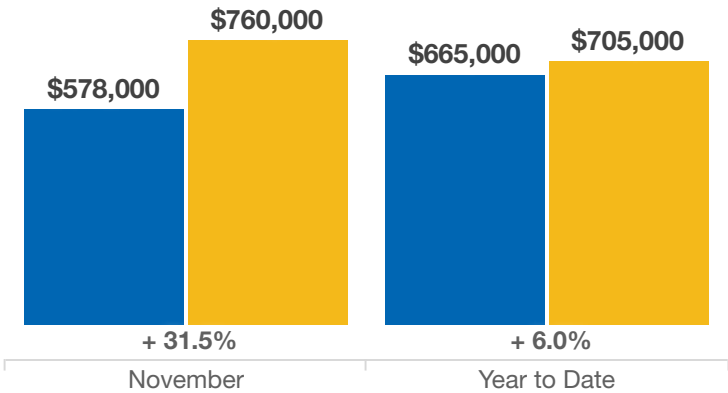
Closed Sales

2024 2025



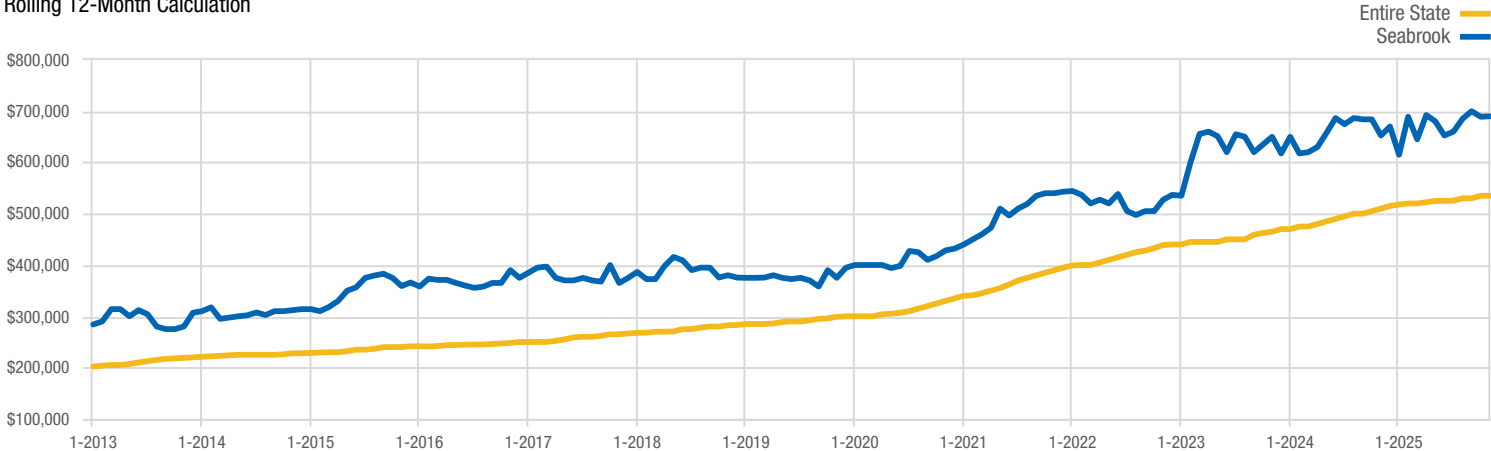
Median Sales Price

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.