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Median single-family home price rises to \$874.5K



A four-bedroom, four-bathroom waterfront home at 212 Walker Bungalow Road in Portsmouth sold for \$3.94 million in June, according to the Seacoast Board of Realtors. PROVIDED/TATE & FOSS SOTHEBY'S INTERNATIONAL REALTY

Ian Lenahan

Portsmouth Herald **USA TODAY NETWORK**

PORTSMOUTH -Single-family home sales throughout the Seacoast jumped in June while the condominium market saw its best month since September 2020.

Eighty single-family homes changed hands last month, according to the Seacoast Board of Realtors. The one at the top of the list — a four-bedroom, fourbathroom waterfront home at 212 Walker Bungalow Road in Portsmouth — sold for \$3.94 million.

The Sagamore Creek-abutting property comes with a stone patio, a fire pit, a screened-in porch and a dock.

"The big buzzword right now is move-in ready. The house is move-in ready in meticulous condition. That was the big attraction for the buyer," said listing agent Tony Jalbert, principal broker of Tate & Foss Sotheby's International Realty.

How many single-family homes sold in June?

The Walker Bungalow Road residence topped the list of 33 single-family houses that sold for at least \$1 million in June. The 80 total home sales last month was the highest since July 2024, though it marked a 9% decline from June 2024 sales, according to Seacoast Board of Realtors statistician John Rice.

The board compiles real estate sale data from 13 local municipalities: Exeter, Greenland, Hampton, Hampton Falls, New Castle, Newfields, Newington, North Hampton, Newmarket, Portsmouth, Seabrook Stratham.

The median price for all homes sold in June was \$874,500, a figure within striking distance of the all-time monthly record \$922,500 median sale

Four homes sold for less than \$400,000 in June. A seasonal cottage at 84 Acorn Road in Hampton claimed the title of the least expensive sale of the month, closing for \$135,000.

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NH legalizes public drinking in 'social districts'

Sruthi Gopalakrishnan

Concord Monitor

In New Hampshire, adults now have a way to legally enjoy an alcoholic beverage on the streets.

Governor Kelly Ayotte signed House Bill 467 into law on Monday, giving adults the green light to purchase togo alcoholic drinks from bars and restaurants and enjoy them while walking through designated public zones known as "social districts" or "sip and stroll" areas.

The law goes into effect on Sept. 5. State Rep. Michael Moffett, a Republican from Loudon, said legalizing public drinking is a welcome move for New Hampshire with a twofold bene-

"It enhances socializing, bringing people together to get to know each other in ways that they would not otherwise and also as an economic component where business takes place that would not happen otherwise,' said Moffett.

How NH cities and towns can approve social districts

However, it's up to towns and cities to decide whether or not they want to establish a social district.

In towns, the proposal must appear on the warrant of an annual town meeting. In cities, the legislative body may place it on the ballot during a regular municipal election or by citizen petition, signed by at least 5% of registered voters.

The New Hampshire Liquor Commission will keep an updated list of all municipalities that approve social districts.

Each locality can set the hours of operation and mark the district's

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\$3.36 million Dover home sale tops Strafford County market

Sarah Donovan

Foster's Daily Democrat USA TODAY NETWORK

DOVER — The median sales price of a Dover home in June 2025 was \$714,000, an increase of 12% from a year ago, according to Jamieson Duston of Duston Leddy Real Estate.

Across Strafford County, the median sales and list prices are up about 7% year over year, said Duston, who called it "the sign of a very strong market."

Duston sold the highest priced home in Strafford County for the month of June: A property at 6 Cullen Bay Road in Dover that closed for \$3.36 million.

The multi-million-dollar sale points

to a strong market of the higher-priced homes, said John Rice of Tate & Foss Sotheby's International Realty..

"That upper end of the market is going up," said Rice, who is the longtime statistician for the Seacoast Board of Realtors. He said the home market in the 13 Seacoast towns in Rockingham County is helping to drive home prices in neighboring Strafford County to "new heights."

The real estate market in the Seacoast has the most inventory of singlefamily homes since before the COVID-19 pandemic, according to Rice, but the demand also remains high, which is why

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