

**Real Estate Transactions
Rockingham Planning Commission Region
2002-2003**

Overview

This report is a summary of real estate sales in the Rockingham Planning Commission (RPC) region for the calendar years of 2002 and 2003. Transaction data was collected, mapped by address, and then analyzed. The results obtained were compounded to create a picture of the housing transaction trends in the region. Future data collection and analysis will continue to assist in the identification and prediction of trends in housing.

Original Data and Preliminary Work

The RPC purchased data of real estate transactions within the towns of the RPC from Real Data Corp for the years 2002 – 2003. RPC then combined and eliminated data that was missing address or that had incorrect address. Records with transaction amounts under \$5000 were eliminated from the database as were records that were between family members (not always representative of real market value) or commercial in nature.



Residential Real Estate Sales - 1st Quarter 2002

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous	Year to Date Average	Volume of Sales Reported	% Change from Previous	Year to Date Volume	Number of Sales	% Change from Previous	Year to Date Number of
ATKINSON	\$285,508	N/A	\$285,508.30	\$5,710,166	N/A	\$5,710,166	20	N/A	20
BRENTWOOD	\$279,702	N/A	\$279,702.46	\$7,272,264	N/A	\$7,272,264	26	N/A	26
DANVILLE	\$187,641	N/A	\$187,640.96	\$4,878,665	N/A	\$4,878,665	26	N/A	26
E. KINGSTON	\$441,857	N/A	\$441,857.14	\$3,093,000	N/A	\$3,093,000	7	N/A	7
EPPING	\$123,014	N/A	\$123,013.69	\$3,567,397	N/A	\$3,567,397	29	N/A	29
EXETER	\$196,108	N/A	\$196,107.95	\$11,962,585	N/A	\$11,962,585	61	N/A	61
FREMONT	\$224,553	N/A	\$224,553.30	\$2,245,533	N/A	\$2,245,533	10	N/A	10
GREENLAND	\$311,917	N/A	\$311,916.63	\$2,495,333	N/A	\$2,495,333	8	N/A	8
HAMPSTEAD	\$224,456	N/A	\$224,456.38	\$2,917,933	N/A	\$2,917,933	13	N/A	13
HAMPTON	\$249,272	N/A	\$249,272.10	\$16,701,231	N/A	\$16,701,231	67	N/A	67
HAMPTON FALLS	\$301,133	N/A	\$301,133.22	\$2,710,199	N/A	\$2,710,199	9	N/A	9
KENSINGTON	\$301,953	N/A	\$301,953.30	\$3,019,533	N/A	\$3,019,533	10	N/A	10
KINGSTON	\$191,375	N/A	\$191,374.89	\$5,358,497	N/A	\$5,358,497	28	N/A	28
NEW CASTLE	\$975,000	N/A	\$975,000.00	\$975,000	N/A	\$975,000	1	N/A	1
NEWFIELDS	\$167,286	N/A	\$167,285.57	\$1,170,999	N/A	\$1,170,999	7	N/A	7
NEWINGTON	\$117,500	N/A	\$117,500.00	\$235,000	N/A	\$235,000	2	N/A	2
NEWTON	\$221,942	N/A	\$221,941.63	\$1,775,533	N/A	\$1,775,533	8	N/A	8
NORTH HAMPTON	\$368,700	N/A	\$368,699.53	\$5,530,493	N/A	\$5,530,493	15	N/A	15
PLAISTOW	\$225,450	N/A	\$225,450.00	\$2,705,400	N/A	\$2,705,400	12	N/A	12
PORTSMOUTH	\$239,673	N/A	\$239,672.90	\$26,124,346	N/A	\$26,124,346	109	N/A	109
RYE	\$499,083	N/A	\$499,083.33	\$7,486,250	N/A	\$7,486,250	15	N/A	15
SALEM	\$196,443	N/A	\$196,442.80	\$16,501,195	N/A	\$16,501,195	84	N/A	84
SANDOWN	\$217,150	N/A	\$217,149.92	\$2,822,949	N/A	\$2,822,949	13	N/A	13
SEABROOK	\$201,072	N/A	\$201,071.56	\$5,428,932	N/A	\$5,428,932	27	N/A	27
SOUTH HAMPTON	\$235,000	N/A	\$235,000.00	\$235,000	N/A	\$235,000	1	N/A	1
STRATHAM	\$238,695	N/A	\$238,694.95	\$4,773,899	N/A	\$4,773,899	20	N/A	20
WINDHAM	\$255,972	N/A	\$255,971.54	\$15,614,264	N/A	\$15,614,264	61	N/A	61
Total	\$237,027	N/A	\$237,026.99	\$163,311,596	N/A	\$163,311,596	689	N/A	689

House Sales	\$250,669.00	N/A	\$250,669.51	\$138,118,900.00	N/A	\$138,118,900.00	551	N/A	551
Condominium Sales	\$182,555.00	N/A	\$182,555.77	\$25,192,696.00	N/A	\$25,192,696.00	138	N/A	138

Residential Real Estate Sales - 2nd Quarter 2002

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous Quarter	Year to Date Average	Volume of Sales Reported	% Change from Previous Quarter	Year to Date Volume	Number of Sales Reported	% Change from Previous Quarter	Year to Date Number of Sales
ATKINSON	\$275,231.71	-3.73%	\$280,245	\$5,779,866.00	1.21%	\$11,490,032	21	4.76%	41
BRENTWOOD	\$276,668.59	-1.10%	\$278,503	\$4,703,366.00	-54.62%	\$11,975,630	17	-52.94%	43
DANVILLE	\$181,329.29	-3.48%	\$185,146	\$3,082,598.00	-58.26%	\$7,961,263	17	-52.94%	43
E. KINGSTON	\$261,588.78	-68.91%	\$340,456	\$2,354,299.00	-31.38%	\$5,447,299	9	22.22%	16
EPPING	\$152,421.04	19.29%	\$141,488	\$7,468,631.00	52.23%	\$11,036,028	49	40.82%	78
EXETER	\$291,721.07	32.78%	\$246,509	\$19,837,033.00	39.70%	\$31,799,618	68	10.29%	129
FREMONT	\$188,909.76	-18.87%	\$202,111	\$3,211,466.00	30.08%	\$5,456,999	17	41.18%	27
GREENLAND	\$297,111.00	-4.98%	\$303,033	\$3,565,332.00	30.01%	\$6,060,665	12	33.33%	20
HAMPSTEAD	\$251,312.49	10.69%	\$244,330	\$9,298,562.00	68.62%	\$12,216,495	37	64.86%	50
HAMPTON	\$236,684.11	-5.32%	\$241,243	\$27,928,725.00	40.20%	\$44,629,956	118	43.22%	185
HAMPTON FALLS	\$364,842.36	17.46%	\$336,173	\$4,013,266.00	32.47%	\$6,723,465	11	18.18%	20
KENSINGTON	\$367,255.50	17.78%	\$326,442	\$2,203,533.00	-37.03%	\$5,223,066	6	-66.67%	16
KINGSTON	\$221,340.17	13.54%	\$205,205	\$5,312,164.00	-0.87%	\$10,670,661	24	-16.67%	52
NEW CASTLE	\$528,355.33	-84.53%	\$640,017	\$1,585,066.00	38.49%	\$2,560,066	3	66.67%	4
NEWFIELDS	\$277,000.00	39.61%	\$181,000	\$277,000.00	-322.74%	\$1,447,999	1	-600.00%	8
NEWINGTON	\$716,250.00	83.60%	\$516,667	\$2,865,000.00	91.80%	\$3,100,000	4	50.00%	6
NEWTON	\$204,303.81	-8.63%	\$208,454	\$5,311,899.00	66.57%	\$7,087,432	26	69.23%	34
NORTH HAMPTON	\$489,219.38	24.64%	\$442,866	\$11,741,265.00	52.90%	\$17,271,758	24	37.50%	39
PLAISTOW	\$219,994.40	-2.48%	\$221,207	\$9,239,765.00	70.72%	\$11,945,165	42	71.43%	54
PORTSMOUTH	\$248,778.80	3.66%	\$243,865	\$23,136,428.00	-12.91%	\$49,260,774	93	-17.20%	202
RYE	\$463,687.46	-7.63%	\$477,301	\$11,128,499.00	32.73%	\$18,614,749	24	37.50%	39
SALEM	\$225,560.76	12.91%	\$214,493	\$30,901,824.00	46.60%	\$47,403,019	137	38.69%	221
SANDOWN	\$222,814.20	2.54%	\$221,280	\$7,798,497.00	63.80%	\$10,621,446	35	62.86%	48
SEABROOK	\$228,660.42	12.07%	\$218,728	\$10,975,700.00	50.54%	\$16,404,632	48	43.75%	75
SOUTH HAMPTON	\$324,116.50	27.50%	\$294,411	\$648,233.00	63.75%	\$883,233	2	50.00%	3
STRATHAM	\$270,614.04	11.80%	\$261,748	\$14,071,930.00	66.08%	\$18,845,829	52	61.54%	72
WINDHAM	\$359,439.93	28.79%	\$312,339	\$26,239,115.00	40.49%	\$41,853,379	73	16.44%	134
Total	\$262,555.73	9.72%	\$251,953	\$254,679,062.00	35.88%	\$417,990,658	970	28.97%	1659
House Sales	\$275,927.00	9.15%	\$265,993.68	\$234,538,240.00	41.11%	\$372,657,140.00	850	35.18%	1401
Condominium Sales	\$167,840.00	-8.77%	\$175,711.31	\$20,140,822.00	-25.08%	\$45,333,518.00	120	-15.00%	258

Residential Real Estate Sales - 3rd Quarter 2002

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous Quarter	Year to Date Average	Volume of Sales Reported	% Change from Previous Quarter	Year to Date Volume	Number of Sales Reported	% Change from Previous Quarter	Year to Date Number of Sales
ATKINSON	\$275,164	-0.02%	\$277,559	\$12,657,563	54.34%	\$24,147,595	46	54.35%	87
BRENTWOOD	\$290,963	4.91%	\$283,624	\$8,728,891	46.12%	\$20,704,521	30	43.33%	73
DANVILLE	\$200,045	9.36%	\$190,760	\$5,201,164	40.73%	\$13,162,427	26	34.62%	69
E. KINGSTON	\$246,648	-6.06%	\$311,906	\$1,726,533	-36.36%	\$7,173,832	7	-28.57%	23
EPPING	\$165,595	7.96%	\$149,660	\$6,623,798	-12.75%	\$17,659,826	40	-22.50%	118
EXETER	\$212,060	-37.57%	\$230,576	\$23,538,644	15.73%	\$55,338,262	111	38.74%	240
FREMONT	\$224,992	16.04%	\$212,384	\$4,949,832	35.12%	\$10,406,831	22	22.73%	49
GREENLAND	\$264,118	-12.49%	\$285,153	\$4,489,998	20.59%	\$10,550,663	17	29.41%	37
HAMPSTEAD	\$261,587	3.93%	\$252,504	\$11,771,413	21.01%	\$23,987,908	45	17.78%	95
HAMPTON	\$279,474	15.31%	\$257,644	\$38,846,859	28.11%	\$83,476,815	139	15.11%	324
HAMPTON FALLS	\$624,448	41.57%	\$454,874	\$8,742,267	54.09%	\$15,465,732	14	21.43%	34
KENSINGTON	\$345,933	-6.16%	\$333,938	\$3,459,333	36.30%	\$8,682,399	10	40.00%	26
KINGSTON	\$217,230	-1.89%	\$210,358	\$8,471,962	37.30%	\$19,142,623	39	38.46%	91
NEW CASTLE	\$708,752	25.45%	\$683,758	\$4,961,267	68.05%	\$7,521,333	7	57.14%	11
NEWFIELDS	\$412,167	32.79%	\$280,071	\$2,473,000	88.80%	\$3,920,999	6	83.33%	14
NEWINGTON	\$0	0.00%	\$516,667	\$0	0.00%	\$3,100,000	0	0.00%	6
NEWTON	\$205,706	0.68%	\$207,317	\$4,936,932	-7.60%	\$12,024,364	24	-8.33%	58
NORTH HAMPTON	\$548,250	10.77%	\$487,809	\$15,899,264	26.15%	\$33,171,022	29	17.24%	68
PLAISTOW	\$218,520	-0.67%	\$220,227	\$6,774,132	-36.40%	\$18,719,297	31	-35.48%	85
PORTSMOUTH	\$259,316	4.06%	\$249,653	\$31,377,285	26.26%	\$80,638,059	121	23.14%	323
RYE	\$692,119	33.00%	\$556,992	\$15,918,733	30.09%	\$34,533,482	23	-4.35%	62
SALEM	\$228,061	1.10%	\$219,543	\$29,876,018	-3.43%	\$77,279,037	131	-4.58%	352
SANDOWN	\$235,671	5.46%	\$228,475	\$11,312,195	31.06%	\$21,933,641	48	27.08%	96
SEABROOK	\$199,637	-14.54%	\$210,737	\$10,780,399	-1.81%	\$27,185,031	54	11.11%	129
SOUTH HAMPTON	\$308,750	-4.98%	\$302,605	\$1,235,000	47.51%	\$2,118,233	4	50.00%	7
STRATHAM	\$270,021	-0.22%	\$265,217	\$14,041,096	-0.22%	\$32,886,925	52	0.00%	124
WINDHAM	\$321,958	-11.64%	\$316,402	\$31,551,858	16.84%	\$73,405,237	98	25.51%	232
Total	\$272,867	3.78%	\$260,620	\$320,345,436	20.50%	\$738,336,094	1174	17.38%	2833
House Sales	\$290,982.00	5.17%	\$275,846.50	\$265,375,808.00	11.62%	\$638,032,948.00	912	6.80%	2313
Condominium Sales	\$209,807.00	20.00%	\$192,890.67	\$54,969,628.00	63.36%	\$100,303,146.00	262	54.20%	520

Residential Real Estate Sales - 4th Quarter 2002

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous Quarter	Year to Date Average	Volume of Sales Reported	% Change from Previous Quarter	Year to Date Volume	Number of Sales Reported	% Change from Previous Quarter	Year to Date Number of Sales
ATKINSON	\$315,177	12.70%	\$287,441	\$9,770,497	-29.55%	\$33,918,092.00	31	-48.39%	118
BRENTWOOD	\$309,132	5.88%	\$289,322	\$6,491,774	-34.46%	\$27,196,295.00	21	-42.86%	94
DANVILLE	\$230,409	13.18%	\$200,011	\$4,838,597	-7.49%	\$18,001,024.00	21	-23.81%	90
E. KINGSTON	\$264,122	6.62%	\$298,467	\$2,377,100	27.37%	\$9,550,932.00	9	22.22%	32
EPPING	\$177,752	6.84%	\$157,034	\$7,465,595	11.28%	\$25,125,421.00	42	4.76%	160
EXETER	\$246,569	14.00%	\$234,461	\$18,985,829	-23.98%	\$74,324,091.00	77	-44.16%	317
FREMONT	\$208,212	-8.06%	\$211,310	\$3,539,598	-39.84%	\$13,946,429.00	17	-29.41%	66
GREENLAND	\$244,074	-8.21%	\$271,709	\$4,393,332	-2.20%	\$14,943,995.00	18	5.56%	55
HAMPSTEAD	\$229,774	-13.85%	\$246,513	\$7,812,330	-50.68%	\$31,800,238.00	34	-32.35%	129
HAMPTON	\$257,501	-8.53%	\$257,605	\$31,157,593	-24.68%	\$114,634,408.00	121	-14.88%	445
HAMPTON FALLS	\$341,440	-82.89%	\$429,094	\$3,414,400	-156.04%	\$18,880,132.00	10	-40.00%	44
KENSINGTON	\$337,351	-2.54%	\$334,953	\$3,710,866	6.78%	\$12,393,265.00	11	9.09%	37
KINGSTON	\$233,484	6.96%	\$217,896	\$10,273,295	17.53%	\$29,415,918.00	44	11.36%	135
NEW CASTLE	\$820,000	13.57%	\$704,718	\$1,640,000	-202.52%	\$9,161,333.00	2	-250.00%	13
NEWFIELDS	\$312,993	-31.69%	\$293,789	\$3,129,933	20.99%	\$7,050,932.00	10	40.00%	24
NEWINGTON	\$265,000	100.00%	\$390,833	\$1,590,000	100.00%	\$4,690,000.00	6	100.00%	12
NEWTON	\$259,651	20.78%	\$220,230	\$4,933,366	-0.07%	\$16,957,730.00	19	-26.32%	77
NORTH HAMPTON	\$316,268	-73.35%	\$441,696	\$7,906,699	-101.09%	\$41,077,721.00	25	-16.00%	93
PLAISTOW	\$224,920	2.85%	\$221,677	\$8,546,964	20.74%	\$27,266,261.00	38	18.42%	123
PORTSMOUTH	\$255,371	-1.54%	\$250,942	\$24,004,863	-30.71%	\$104,642,922.00	94	-28.72%	417
RYE	\$467,294	-48.11%	\$533,499	\$10,280,466	-54.84%	\$44,813,948.00	22	-4.55%	84
SALEM	\$235,715	3.25%	\$223,781	\$29,464,328	-1.40%	\$106,743,365.00	125	-4.80%	477
SANDOWN	\$237,573	0.80%	\$230,642	\$7,127,198	-58.72%	\$29,060,839.00	30	-60.00%	126
SEABROOK	\$254,597	21.59%	\$221,118	\$10,183,863	-5.86%	\$37,368,894.00	40	-35.00%	169
SOUTH HAMPTON	\$489,000	36.86%	\$358,523	\$1,467,000	15.81%	\$3,585,233.00	3	-33.33%	10
STRATHAM	\$312,174	13.50%	\$278,123	\$14,672,164	4.30%	\$47,559,089.00	47	-10.64%	171
WINDHAM	\$333,879	3.57%	\$320,273	\$22,035,996	-43.18%	\$95,441,233.00	66	-48.48%	298
Total	\$265,731	-2.69%	\$261,937	\$261,213,646	-22.64%	\$999,549,740.00	983	-19.43%	3816
House Sales	\$286,670.00	-1.50%	\$278,504.72	\$215,862,533.00	-22.94%	\$853,895,481.00	753	-21.12%	3066
Condominium Sales	\$197,179.00	-6.40%	\$194,205.68	\$45,351,113.00	-21.21%	\$145,654,259.00	230	-13.91%	750

Residential Real Estate Sales - 1st Quarter 2003

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous Quarter	Year to Date Average	Volume of Sales Reported	% Change from Previous Quarter	Year to Date Volume	Number of Sales Reported	% Change from Previous Quarter	Year to Date Number of Sales
ATKINSON	\$317,919	0.86%	\$317,919	\$5,086,700	-92.08%	\$5,086,700	16	-93.75%	16
BRENTWOOD	\$252,174	-22.59%	\$252,174	\$4,539,131	-43.02%	\$4,539,131	18	-16.67%	18
DANVILLE	\$246,563	6.55%	\$246,563	\$2,712,198	-78.40%	\$2,712,198	11	-90.91%	11
E. KINGSTON	\$264,133	0.00%	\$264,133	\$1,056,533	-124.99%	\$1,056,533	4	-125.00%	4
EPPING	\$168,623	-5.41%	\$168,623	\$3,372,465	-121.37%	\$3,372,465	20	-110.00%	20
EXETER	\$265,932	7.28%	\$265,932	\$15,158,105	-25.25%	\$15,158,105	57	-35.09%	57
FREMONT	\$209,133	0.44%	\$209,133	\$2,300,466	-53.86%	\$2,300,466	11	-54.55%	11
GREENLAND	\$279,556	12.69%	\$279,556	\$2,516,000	-74.62%	\$2,516,000	9	-100.00%	9
HAMPSTEAD	\$254,269	9.63%	\$254,269	\$6,102,464	-28.02%	\$6,102,464	24	-41.67%	24
HAMPTON	\$298,874	13.84%	\$298,874	\$26,300,928	-18.47%	\$26,300,928	88	-37.50%	88
HAMPTON FALLS	\$359,892	5.13%	\$359,892	\$2,879,133	-18.59%	\$2,879,133	8	-25.00%	8
KENSINGTON	N/A	N/A	\$0	\$0	N/A	\$0	0	N/A	0
KINGSTON	\$237,292	1.60%	\$237,292	\$3,796,664	-170.59%	\$3,796,664	16	-175.00%	16
NEW CASTLE	\$469,493	-74.66%	\$469,493	\$2,347,466	30.14%	\$2,347,466	5	60.00%	5
NEWFIELDS	\$312,280	-0.23%	\$312,280	\$1,561,400	-100.46%	\$1,561,400	5	-100.00%	5
NEWINGTON	\$160,978	-64.62%	\$160,978	\$482,933	-229.24%	\$482,933	3	-100.00%	3
NEWTON	\$226,492	-14.64%	\$226,492	\$1,811,933	-172.27%	\$1,811,933	8	-137.50%	8
NORTH HAMPTON	\$414,548	23.71%	\$414,548	\$7,461,865	-5.96%	\$7,461,865	18	-38.89%	18
PLAISTOW	\$232,317	3.18%	\$232,317	\$2,787,800	-206.58%	\$2,787,800	12	-216.67%	12
PORTSMOUTH	\$288,681	11.54%	\$288,681	\$22,805,797	-5.26%	\$22,805,797	79	-18.99%	79
RYE	\$710,156	34.20%	\$710,156	\$4,260,933	-141.27%	\$4,260,933	6	-266.67%	6
SALEM	\$227,917	-3.42%	\$227,917	\$18,233,327	-61.60%	\$18,233,327	80	-56.25%	80
SANDOWN	\$200,682	-18.38%	\$200,682	\$6,421,831	-10.98%	\$6,421,831	32	6.25%	32
SEABROOK	\$247,253	-2.97%	\$247,253	\$7,170,332	-42.03%	\$7,170,332	29	-37.93%	29
SOUTH HAMPTON	\$337,000	-45.10%	\$337,000	\$337,000	-335.31%	\$337,000	1	-200.00%	1
STRATHAM	\$262,652	-18.85%	\$262,652	\$8,667,530	-69.28%	\$8,667,530	33	-42.42%	33
WINDHAM	\$349,425	4.45%	\$349,425	\$12,229,864	-80.18%	\$12,229,864	35	-88.57%	35
Total	\$274,523.56	3.20%	\$274,524	\$172,400,798	-51.52%	\$172,400,798	628	-56.53%	628
House Sales	\$302,225.82	5.15%	\$302,225.82	136303846	-58.37%	136303846	451	-66.96%	451
Condominium Sales	\$203,937.58	3.31%	\$203,937.58	36096952	-25.64%	36096952	177	-29.94%	177

Residential Real Estate Sales - 2nd Quarter 2003

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous Quarter	Year to Date Average	Volume of Sales Reported	% Change from Previous Quarter	Year to Date Volume	Number of Sales Reported	% Change from Previous Quarter	Year to Date Number of Sales
ATKINSON	\$295,541	-7.57%	\$303,325	\$8,866,233	42.63%	\$13,952,933	30	46.67%	46
BRENTWOOD	\$288,988	12.74%	\$274,262	\$7,802,663	41.83%	\$12,341,794	27	33.33%	45
DANVILLE	\$288,567	14.56%	\$271,454	\$4,617,064	41.26%	\$7,329,262	16	31.25%	27
E. KINGSTON	\$185,500	-42.39%	\$224,817	\$742,000	-42.39%	\$1,798,533	4	0.00%	8
EPPING	\$202,600	16.77%	\$187,499	\$5,064,998	33.42%	\$8,437,463	25	20.00%	45
EXETER	\$211,874	-25.51%	\$230,548	\$22,882,354	33.76%	\$38,040,459	108	47.22%	165
FREMONT	\$213,816	2.19%	\$211,976	\$3,634,866	36.71%	\$5,935,332	17	35.29%	28
GREENLAND	\$310,262	9.90%	\$298,747	\$4,653,933	45.94%	\$7,169,933	15	40.00%	24
HAMPSTEAD	\$302,466	15.93%	\$283,503	\$11,191,231	45.47%	\$17,293,695	37	35.14%	61
HAMPTON	\$299,229	0.12%	\$299,087	\$39,199,060	32.90%	\$65,499,988	131	32.82%	219
HAMPTON FALLS	\$266,587	-35.00%	\$308,056	\$2,665,866	-8.00%	\$5,544,999	10	20.00%	18
KENSINGTON	\$345,746	100.00%	\$345,746	\$2,765,966	100.00%	\$2,765,966	8	100.00%	8
KINGSTON	\$263,988	10.11%	\$252,747	\$5,807,730	34.63%	\$9,604,394	22	27.27%	38
NEW CASTLE	\$785,233	40.21%	\$641,715	\$4,711,400	50.17%	\$7,058,866	6	16.67%	11
NEWFIELDS	\$349,983	10.77%	\$329,037	\$1,399,933	-11.53%	\$2,961,333	4	-25.00%	9
NEWINGTON	\$315,833	49.03%	\$264,215	\$1,895,000	74.52%	\$2,377,933	6	50.00%	9
NEWTON	\$215,045	-5.32%	\$217,589	\$6,021,266	69.91%	\$7,833,199	28	71.43%	36
NORTH HAMPTON	\$324,567	-27.72%	\$365,058	\$7,140,467	-4.50%	\$14,602,332	22	18.18%	40
PLAISTOW	\$225,556	-3.00%	\$227,005	\$9,924,483	71.91%	\$12,712,283	44	72.73%	56
PORTSMOUTH	\$261,368	-10.45%	\$271,311	\$36,068,723	36.77%	\$58,874,520	138	42.75%	217
RYE	\$402,756	-76.32%	\$466,356	\$9,263,399	54.00%	\$13,524,332	23	73.91%	29
SALEM	\$261,556	12.86%	\$248,556	\$33,217,663	45.11%	\$51,450,990	127	37.01%	207
SANDOWN	\$245,642	18.30%	\$224,169	\$8,597,463	25.31%	\$15,019,294	35	8.57%	67
SEABROOK	\$195,810	-26.27%	\$218,076	\$7,440,786	3.63%	\$14,611,118	38	23.68%	67
SOUTH HAMPTON	\$452,500	25.52%	\$423,625	\$1,357,500	75.17%	\$1,694,500	3	66.67%	4
STRATHAM	\$260,595	-0.79%	\$261,477	\$11,466,164	24.41%	\$20,133,694	44	25.00%	77
WINDHAM	\$324,429	-7.70%	\$333,266	\$20,763,451	41.10%	\$32,993,315	64	45.31%	99
Total	\$270,505.49	-1.49%	\$272,026	\$279,161,662	38.24%	\$451,562,460	1032	39.15%	1660
House Sales	\$297,530.50	-1.58%	\$299,326.59	\$216,602,202.00	37.07%	\$352,906,048.00	728	38.05%	1179
Condominium Sales	\$205,788.00	0.90%	\$205,106.89	\$62,559,460.00	42.30%	\$98,656,412.00	304	41.78%	481

Residential Real Estate Sales - 3rd Quarter 2003

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous Quarter	Year to Date Average	Volume of Sales Reported	% Change from Previous Quarter	Year to Date Volume	Number of Sales Reported	% Change from Previous Quarter	Year to Date Number of Sales
ATKINSON	\$318,129	7.10%	\$310,391	\$13,361,431	33.64%	\$27,314,364	42	28.57%	88
BRENTWOOD	\$287,649	-0.47%	\$279,164	\$7,478,863	-4.33%	\$19,820,657	26	-3.85%	71
DANVILLE	\$237,187	-21.66%	\$252,105	\$8,301,231	44.38%	\$15,630,493	35	54.29%	62
E. KINGSTON	\$295,550	37.24%	\$260,183	\$2,364,400	68.62%	\$4,162,933	8	50.00%	16
EPPING	\$177,039	-14.44%	\$182,328	\$7,789,729	34.98%	\$16,227,192	44	43.18%	89
EXETER	\$211,228	-0.31%	\$222,695	\$23,868,724	4.13%	\$61,909,183	113	4.42%	278
FREMONT	\$241,724	11.55%	\$226,299	\$6,284,831	42.16%	\$12,220,163	26	34.62%	54
GREENLAND	\$316,382	1.93%	\$306,540	\$6,011,266	22.58%	\$13,181,199	19	21.05%	43
HAMPSTEAD	\$260,716	-16.01%	\$272,204	\$15,642,960	28.46%	\$32,936,655	60	38.33%	121
HAMPTON	\$251,867	-18.80%	\$279,741	\$38,283,757	-2.39%	\$103,783,745	152	13.82%	371
HAMPTON FALLS	\$420,390	36.59%	\$342,620	\$3,363,116	20.73%	\$8,908,115	8	-25.00%	26
KENSINGTON	\$499,293	30.75%	\$431,050	\$4,992,933	44.60%	\$7,758,899	10	20.00%	18
KINGSTON	\$251,917	-4.79%	\$252,327	\$9,824,762	40.89%	\$19,429,156	39	43.59%	77
NEW CASTLE	\$795,153	1.25%	\$714,781	\$7,951,532	40.75%	\$15,010,398	10	40.00%	21
NEWFIELDS	\$436,489	19.82%	\$382,763	\$3,928,399	64.36%	\$6,889,732	9	55.56%	18
NEWINGTON	\$246,492	-28.13%	\$255,874	\$1,971,933	3.90%	\$4,349,866	8	25.00%	17
NEWTON	\$260,531	17.46%	\$235,597	\$6,773,798	11.11%	\$14,606,997	26	-7.69%	62
NORTH HAMPTON	\$294,221	-10.31%	\$333,036	\$9,709,298	26.46%	\$24,311,630	33	33.33%	73
PLAISTOW	\$248,157	9.11%	\$238,527	\$16,626,495	40.31%	\$29,338,778	67	34.33%	123
PORTSMOUTH	\$290,023	9.88%	\$278,898	\$42,923,392	15.97%	\$101,797,912	148	6.76%	365
RYE	\$442,740	9.03%	\$452,524	\$18,152,332	48.97%	\$31,676,664	41	43.90%	70
SALEM	\$243,740	-7.31%	\$246,621	\$33,879,879	1.95%	\$85,330,869	139	8.63%	346
SANDOWN	\$245,470	-0.07%	\$233,769	\$13,500,535	36.32%	\$28,519,829	55	36.36%	122
SEABROOK	\$272,289	28.09%	\$241,244	\$13,614,463	45.35%	\$28,225,581	50	24.00%	117
SOUTH HAMPTON	\$465,422	2.78%	\$448,703	\$2,792,533	51.39%	\$4,487,033	6	50.00%	10
STRATHAM	\$345,714	24.62%	\$299,050	\$21,434,261	46.51%	\$41,567,955	62	29.03%	139
WINDHAM	\$383,068	15.31%	\$354,403	\$27,963,963	25.75%	\$60,957,278	73	12.33%	172
Total	\$281,734.77	3.99%	\$276,306	\$368,790,816	24.30%	\$820,353,276	1309	21.16%	2969
House Sales	\$305,683.84	2.67%	\$302,156.69	\$289,176,911.00	25.10%	\$642,082,959.00	946	23.04%	2125
Condominium Sales	\$219,323.00	6.17%	\$211,221.11	\$79,614,205.00	21.42%	\$178,270,617.00	363	16.25%	844

Residential Real Estate Sales - 4th Quarter 2003

Community	Sales Price			Volume of Sales			Number of Sales		
	Average Sales Price	% Change from Previous Quarter	Year to Date Average	Volume of Sales Reported	% Change from Previous Quarter	Year to Date Volume	Number of Sales Reported	% Change from Previous Quarter	Year to Date Number of Sales
ATKINSON	\$341,933	6.96%	\$318,608	\$10,599,932	-26.05%	\$37,914,296	31	-35.48%	119
BRENTWOOD	\$278,679	-3.22%	\$279,049	\$6,130,930	-21.99%	\$25,951,587	22	-18.18%	93
DANVILLE	\$230,620	-2.85%	\$245,421	\$6,457,365	-28.55%	\$22,087,858	28	-25.00%	90
E. KINGSTON	\$269,597	-9.63%	\$265,735	\$6,200,731	61.87%	\$10,363,664	23	65.22%	39
EPPING	\$215,943	18.02%	\$190,802	\$6,478,298	-20.24%	\$22,705,490	30	-46.67%	119
EXETER	\$225,912	6.50%	\$223,577	\$23,720,823	-0.62%	\$85,630,006	105	-7.62%	383
FREMONT	\$232,122	-4.14%	\$228,091	\$5,570,932	-12.81%	\$17,791,095	24	-8.33%	78
GREENLAND	\$313,385	-0.96%	\$308,221	\$4,387,399	-37.01%	\$17,568,598	14	-35.71%	57
HAMPSTEAD	\$266,984	2.35%	\$270,573	\$14,684,161	-6.53%	\$47,620,816	55	-9.09%	176
HAMPTON	\$290,479	13.29%	\$282,144	\$31,081,262	-23.17%	\$134,865,007	107	-42.06%	478
HAMPTON FALLS	\$277,048	-51.74%	\$325,759	\$2,493,433	-34.88%	\$11,401,548	9	11.11%	35
KENSINGTON	\$189,333	-163.71%	\$396,519	\$568,000	-779.04%	\$8,326,899	3	-233.33%	21
KINGSTON	\$262,575	4.06%	\$256,107	\$11,815,895	16.85%	\$31,245,051	45	13.33%	122
NEW CASTLE	\$1,077,000	26.17%	\$784,438	\$5,385,000	-47.66%	\$20,395,398	5	-100.00%	26
NEWFIELDS	\$412,075	-5.92%	\$391,782	\$3,296,600	-19.17%	\$10,186,332	8	-12.50%	26
NEWINGTON	\$808,000	69.49%	\$338,693	\$2,424,000	18.65%	\$6,773,866	3	-166.67%	20
NEWTON	\$247,743	-5.16%	\$238,330	\$4,459,365	-51.90%	\$19,066,362	18	-44.44%	80
NORTH HAMPTON	\$381,728	22.92%	\$345,457	\$9,543,199	-1.74%	\$33,854,829	25	-32.00%	98
PLAISTOW	\$291,829	14.97%	\$251,852	\$11,965,000	-38.96%	\$41,303,778	41	-63.41%	164
PORTSMOUTH	\$291,406	0.47%	\$282,275	\$39,339,792	-9.11%	\$141,137,704	135	-9.63%	500
RYE	\$421,203	-5.11%	\$445,296	\$8,845,266	-105.22%	\$40,521,930	21	-95.24%	91
SALEM	\$221,909	-9.84%	\$239,986	\$28,182,393	-20.22%	\$113,513,262	127	-9.45%	473
SANDOWN	\$256,813	4.42%	\$239,131	\$9,502,064	-42.08%	\$38,021,893	37	-48.65%	159
SEABROOK	\$248,243	-9.69%	\$243,250	\$11,667,430	-16.69%	\$39,893,011	47	-6.38%	164
SOUTH HAMPTON	\$0	N/A	\$448,703	\$0	N/A	\$4,487,033	0	N/A	10
STRATHAM	\$354,451	2.47%	\$313,271	\$17,013,663	-25.98%	\$58,581,618	48	-29.17%	187
WINDHAM	\$362,990	-5.53%	\$356,887	\$25,409,297	-10.05%	\$86,366,575	70	-4.29%	242
Total	\$284,201.88	0.87%	\$278,414	\$307,222,230	-20.04%	\$1,127,575,506	1081	-21.09%	4050
House Sales	\$305,603.00	-0.03%	\$303,081.23	\$238,064,922.00	-21.47%	\$880,147,881.00	779	-21.44%	2904
Condominium Sales	\$228,997.00	4.22%	\$215,905.69	\$69,157,308.00	-15.12%	\$247,427,925.00	302	-20.20%	1146

Percent Change Sales Price From Jan 2002-Dec 2003

Community	2 yr Pct change avg selling price
ATKINSON	9.78%
BRENTWOOD	-3.68%
DANVILLE	18.50%
E. KINGSTON	-12.32%
EPPING	17.70%
EXETER	-4.87%
FREMONT	7.36%
GREENLAND	11.85%
HAMPSTEAD	8.89%
HAMPTON	8.70%
HAMPTON FALLS	-31.72%
KENSINGTON	15.53%
KINGSTON	14.92%
NEW CASTLE	10.16%
NEWFIELDS	25.01%
NEWINGTON	-15.39%
NEWTON	7.59%
NORTH HAMPTON	-27.86%
PLAISTOW	11.98%
PORTSMOUTH	11.10%
RYE	-19.81%
SALEM	6.75%
SANDOWN	3.55%
SEABROOK	9.10%
SOUTH HAMPTON	20.10%
STRATHAM	11.22%
Total	10.26%