

Grafton County, NH

County · NH · New Hampshire

BALANCED MARKET

\$460K

MEDIAN SALE PRICE

+9.1%

1-YR CHANGE

830

SALES (12 MO)

\$426K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



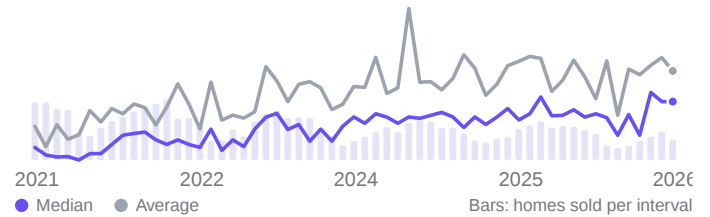
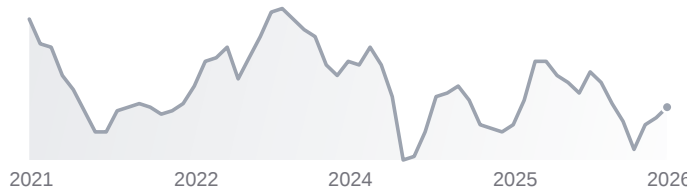
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$450K · Average \$550K

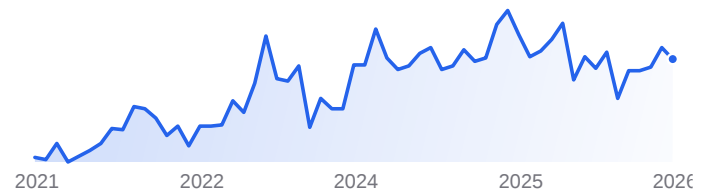
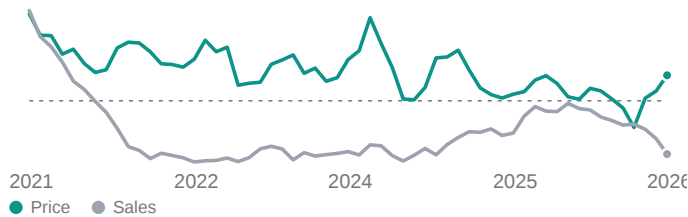


Growth (year over year)

Price +9.1% · Sales -18.9%

Price per square foot

\$262/ft²

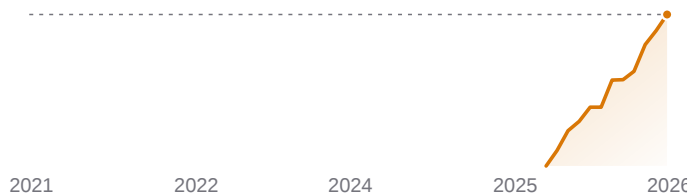


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

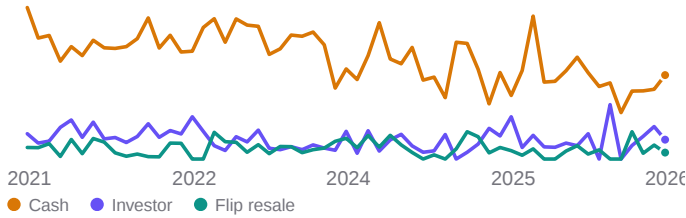
1.8%



BUYERS & OUTCOMES

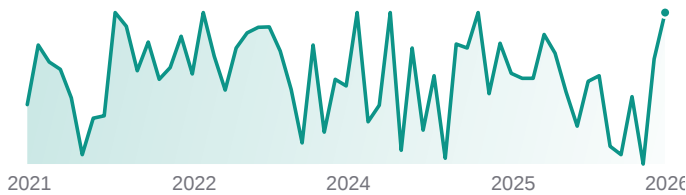
Buyer mix

Cash 22% · Investor 5.1% · Flip resale 1.7%



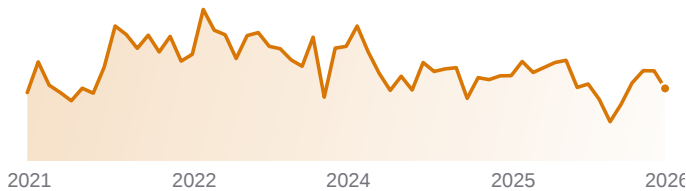
Sellers who sold at a gain

100%

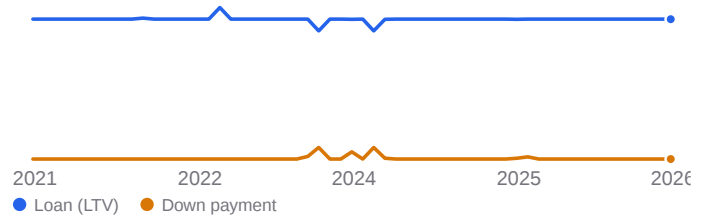


Median annualized return at resale

+6.8%

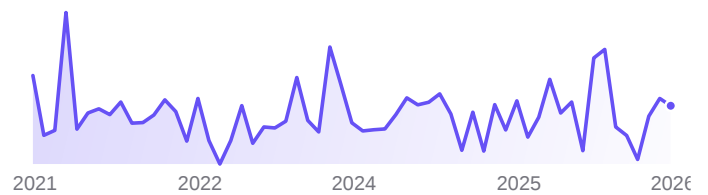


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



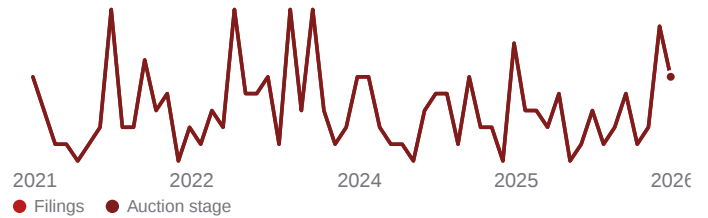
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	45,683
Median value (AVM)	\$426K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1983
Single family	66%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	44%
Company owned	21%
Median loan-to-value	33%

Typical ownership tenure

22.1 yrs

COMMUNITY

Population	93,561
Density	55 / mi²
Median household income	\$82K
Average household income	\$108K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	98
Homes occupied	77%
Bachelor's or higher	21%
Poverty rate	10.3%
Unemployment	0.6%
Average temp	43°F
Annual precip	43 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.