

Merrimack County, NH

County · NH · New Hampshire

BALANCED MARKET

\$479K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

1,567

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



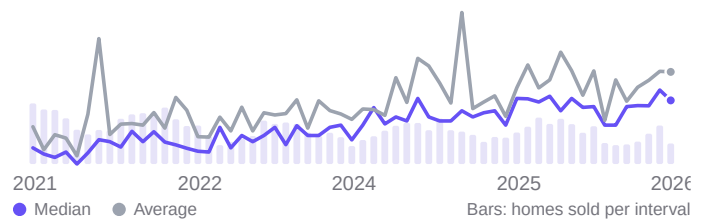
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$475K · Average \$544K

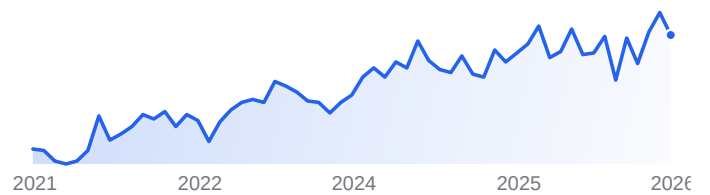
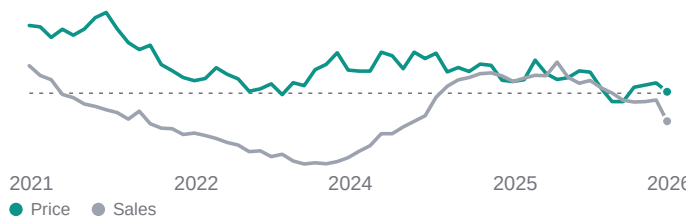


Growth (year over year)

Price +0.5% · Sales -10.1%

Price per square foot

\$273/ft²

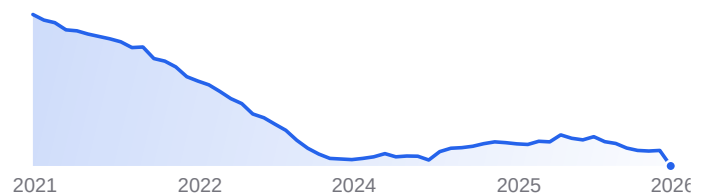
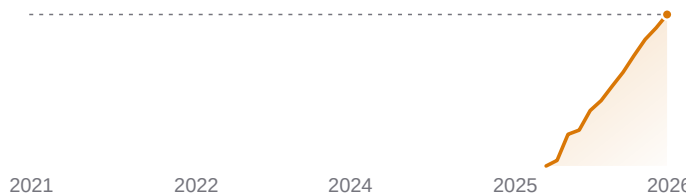


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

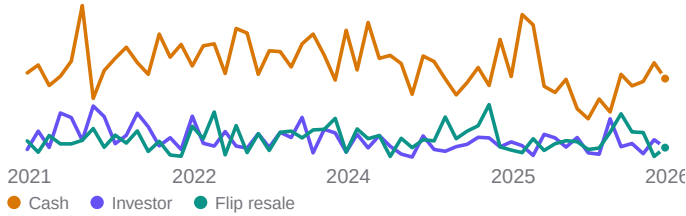
2.9%



BUYERS & OUTCOMES

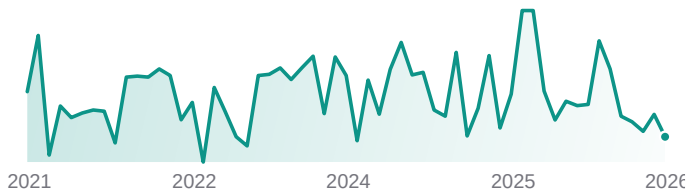
Buyer mix

Cash 16% · Investor 3.4% · Flip resale 3.4%



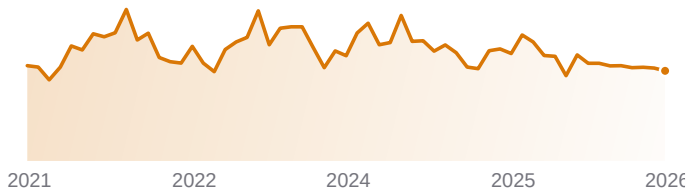
Sellers who sold at a gain

93%

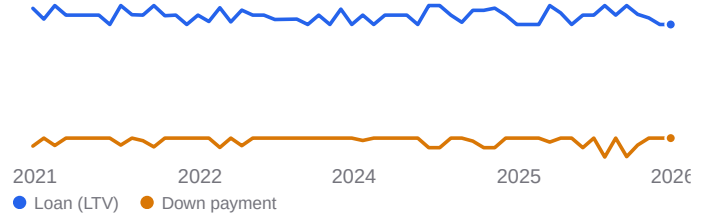


Median annualized return at resale

+7.0%

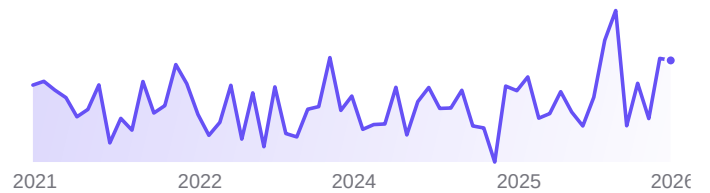


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	54,931
Median value (AVM)	\$458K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1980
Single family	74%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.6%
Owner occupied	70%
Company owned	24%
Median loan-to-value	39%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	159,083
Density	171 / mi²
Median household income	\$91K
Average household income	\$114K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	108
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	7.6%
Unemployment	0.7%
Average temp	45°F
Annual precip	43 in
Sunshine	54%

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.