

Amherst 03031

ZIP code · NH · New Hampshire > Hillsborough County > Amherst

BALANCED MARKET

\$692K

MEDIAN SALE PRICE

+14.9%

1-YR CHANGE

127

SALES (12 MO)

\$676K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



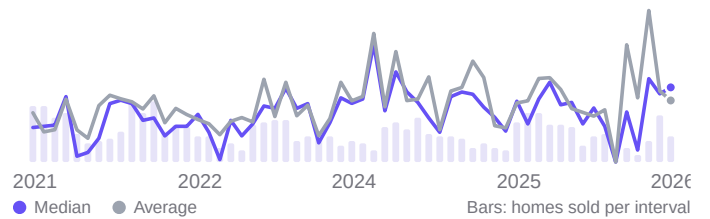
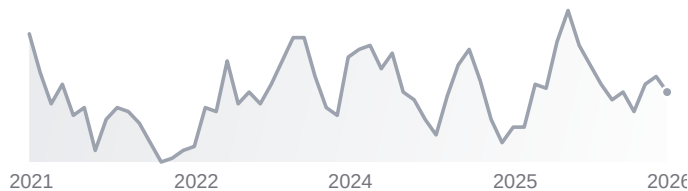
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$689K · Average \$634K

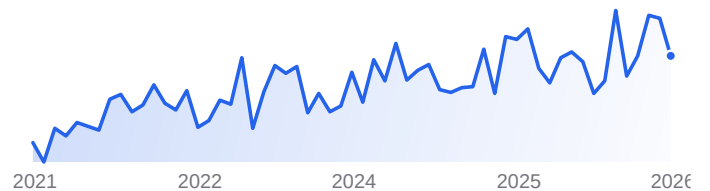
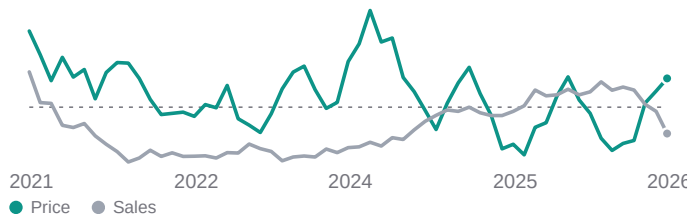


Growth (year over year)

Price +14.9% · Sales -13.6%

Price per square foot

\$324/ft²

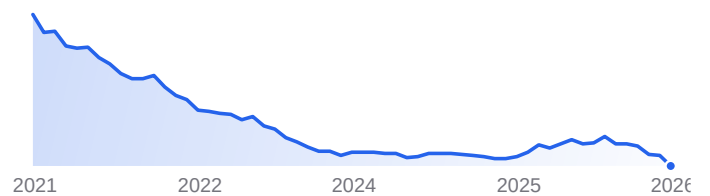
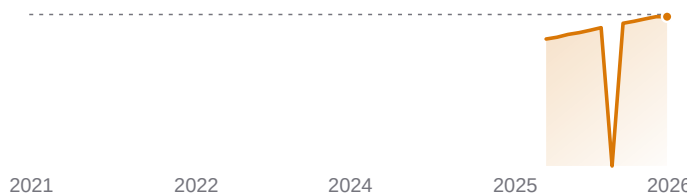


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

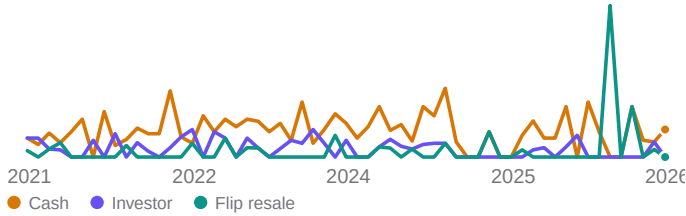
2.9%



BUYERS & OUTCOMES

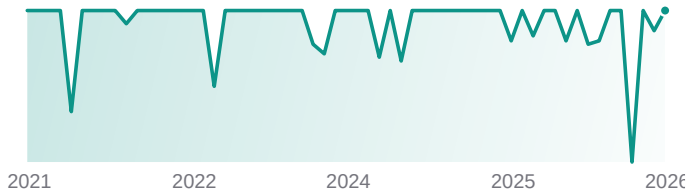
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



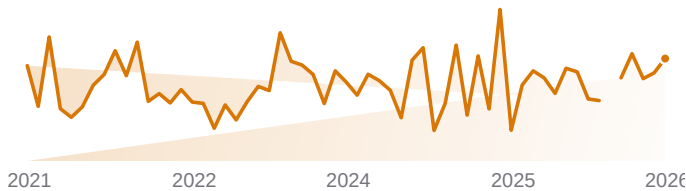
Sellers who sold at a gain

100%

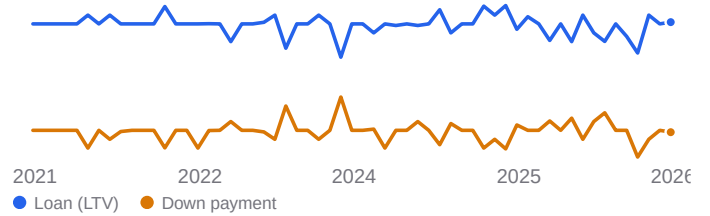


Median annualized return at resale

+8.1%

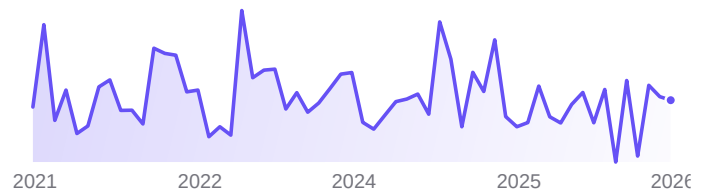


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



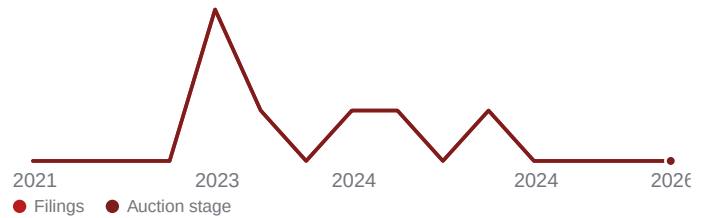
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,438
Median value (AVM)	\$676K
Median size	2,178 ft²
Median bedrooms	3
Median year built	1979
Single family	83%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	15%
Median loan-to-value	39%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	12,242
Density	353 / mi²
Median household income	\$153K
Average household income	\$186K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	85
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	3.7%
Unemployment	0.9%
Average temp	47°F
Annual precip	46 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.