

Dunbarton 03046

ZIP code · NH · New Hampshire > Merrimack County

BALANCED MARKET

\$311K

MEDIAN SALE PRICE

-35.0%

1-YR CHANGE

41

SALES (12 MO)

\$655K

MEDIAN VALUE (AVM)

Market temperature

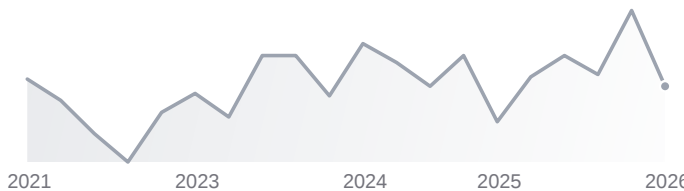
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

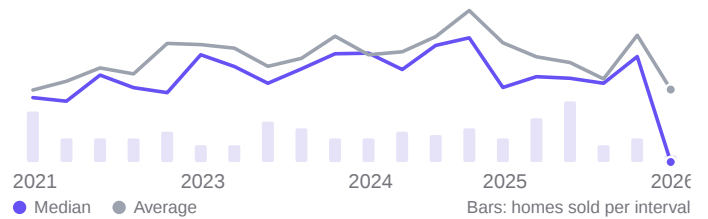
Market temperature (0–100)

49 / 100



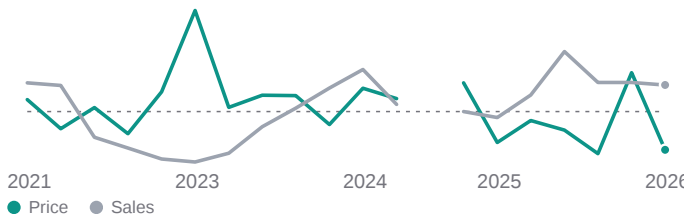
Sale prices

Median \$53K · Average \$409K



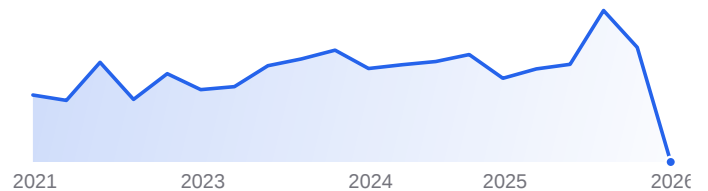
Growth (year over year)

Price -35.0% · Sales +24.2%



Price per square foot

\$27/ft²



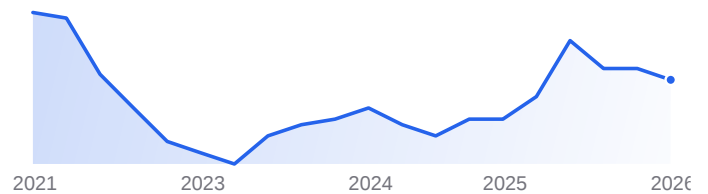
Sale premium vs estimated value

-90.0%



Annual turnover (share of homes sold)

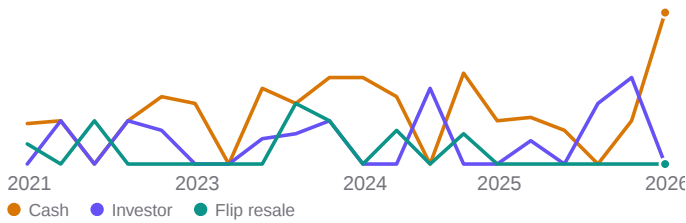
3.5%



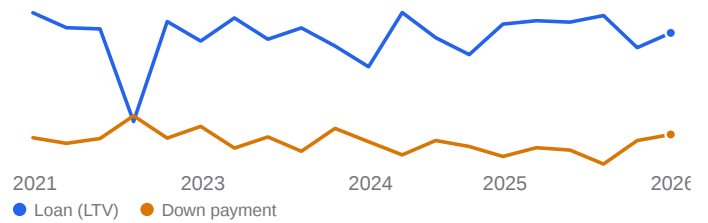
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

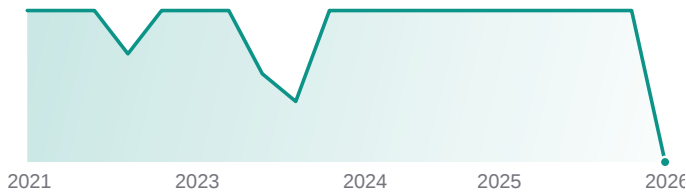


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



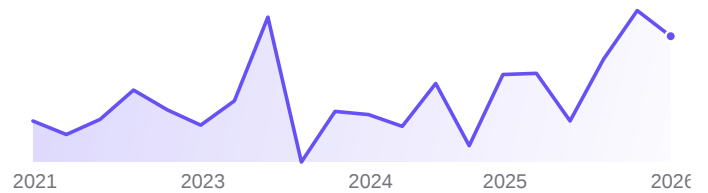
Sellers who sold at a gain

50%



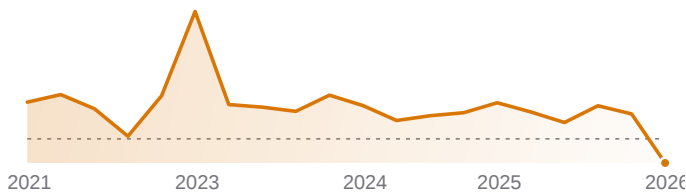
Typical hold before selling

15.2 yrs



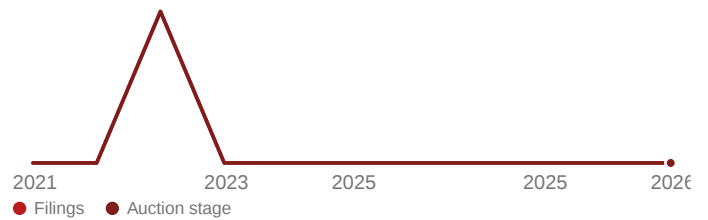
Median annualized return at resale

-6.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,184
Median value (AVM)	\$655K
Median size	1,998 ft²
Median bedrooms	3
Median year built	1990
Single family	96%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.5%
Owner occupied	85%
Company owned	12%
Median loan-to-value	38%

Typical ownership tenure

20.1 yrs

COMMUNITY

Population	3,248
Density	103 / mi²
Median household income	\$139K
Average household income	\$151K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	98
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	2.2%
Unemployment	0.9%
Average temp	46°F
Annual precip	44 in
Sunshine	54%

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