

# Nashua 03063

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

BALANCED MARKET

**\$547K**

MEDIAN SALE PRICE

**+23.5%**

1-YR CHANGE

**150**

SALES (12 MO)

**\$419K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



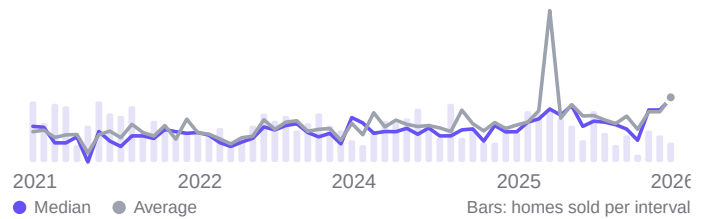
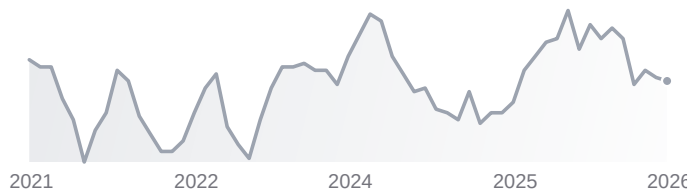
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$590K · Average \$597K

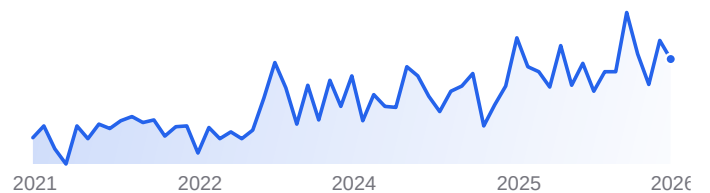
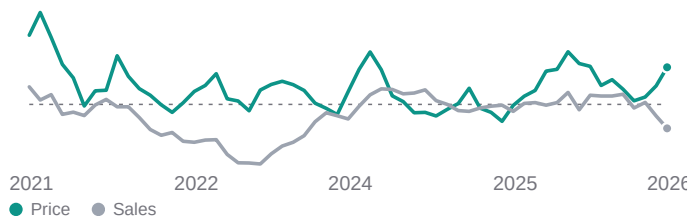


Growth (year over year)

Price +23.5% · Sales -15.3%

Price per square foot

\$341/ft²

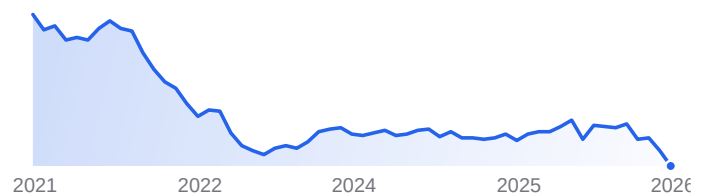
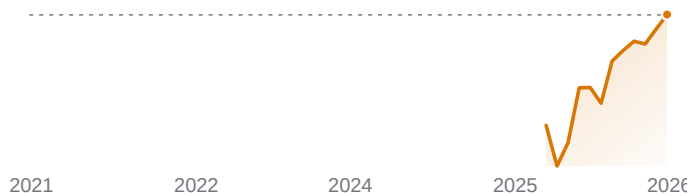


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

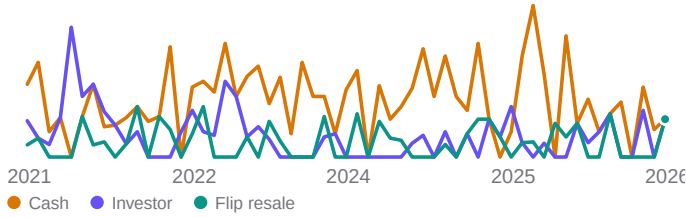
2.7%



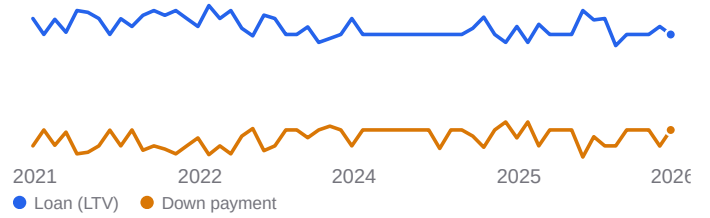
## BUYERS & OUTCOMES

### Buyer mix

Cash 13% · Investor 13% · Flip resale 13%

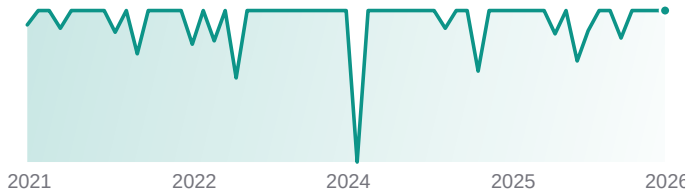


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



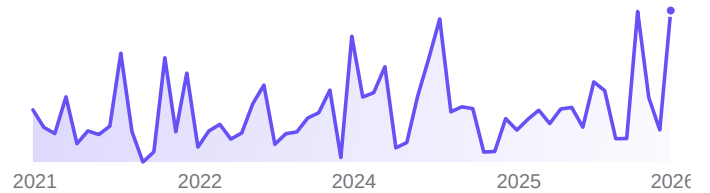
### Sellers who sold at a gain

100%



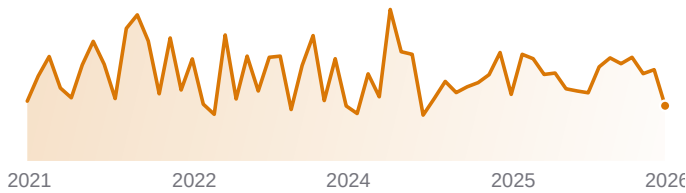
### Typical hold before selling

21.0 yrs



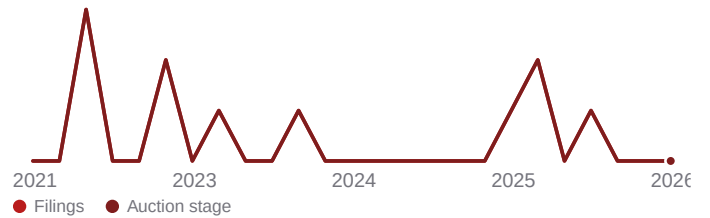
### Median annualized return at resale

+4.4%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,495     |
| Median value (AVM) | \$419K    |
| Median size        | 1,409 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1981      |
| Single family      | 49%       |
| Condos             | 48%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 66%  |
| Underwater (LTV 125% or more) | 0.6% |
| Owner occupied                | 71%  |
| Company owned                 | 26%  |
| Median loan-to-value          | 41%  |

Typical ownership tenure

**16.1 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>16,057</b>      |
| Density                          | <b>1,959 / mi²</b> |
| Median household income          | <b>\$109K</b>      |
| Average household income         | <b>\$126K</b>      |
| Crime index (US avg 100)         | <b>93</b>          |
| Air pollution index (US avg 100) | <b>97</b>          |
| Earthquake index (US avg 100)    | <b>80</b>          |
| Homes occupied                   | <b>97%</b>         |
| Bachelor's or higher             | <b>31%</b>         |
| Poverty rate                     | <b>3.0%</b>        |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>47°F</b>        |
| Annual precip                    | <b>46 in</b>       |
| Sunshine                         | <b>54%</b>         |

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.