

Manchester 03101

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

BUYER'S MARKET

\$432K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

11

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



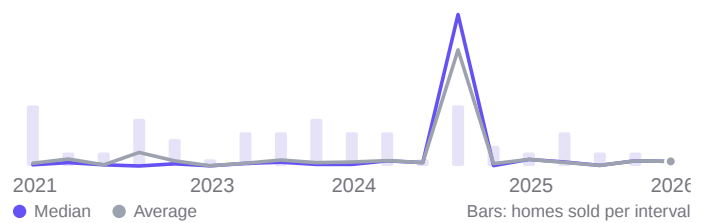
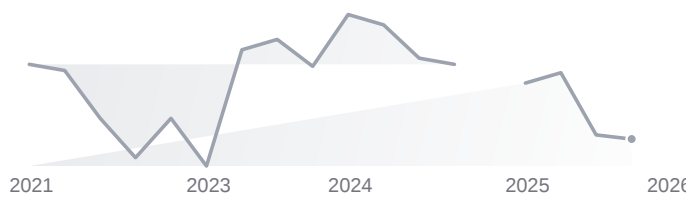
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$490K · Average \$490K

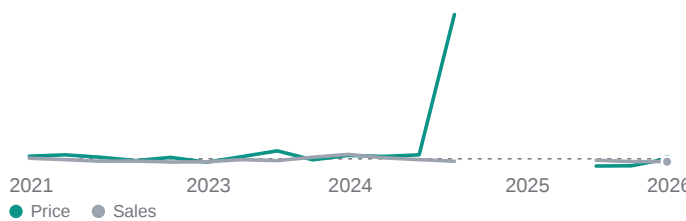


Growth (year over year)

Price -1.4% · Sales -38.9%

Price per square foot

\$309/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

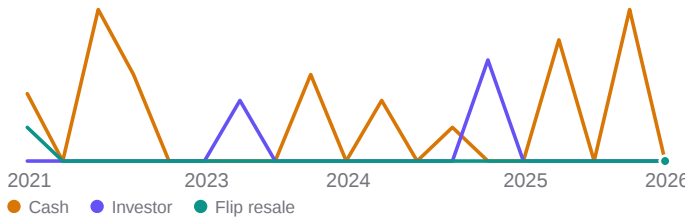
4.2%



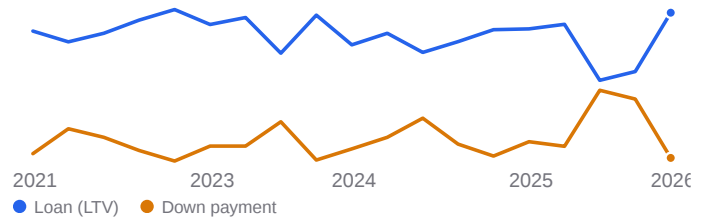
BUYERS & OUTCOMES

Buyer mix

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

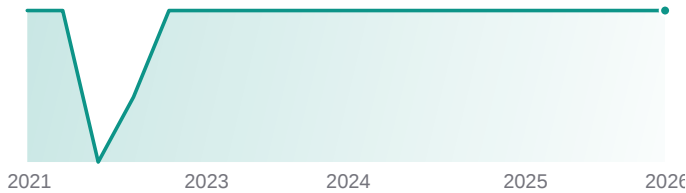


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.2%



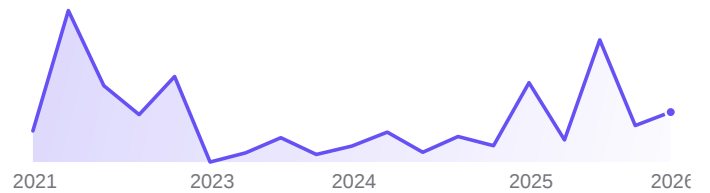
Sellers who sold at a gain

100%



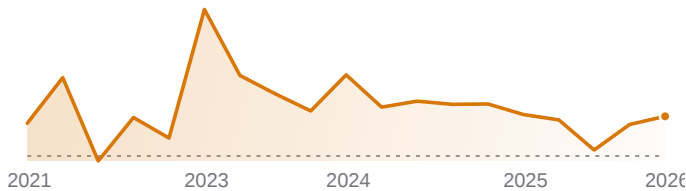
Typical hold before selling

10.0 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	264
Median value (AVM)	\$329K
Median size	1,545 ft²
Median bedrooms	2
Median year built	1906
Single family	6.1%
Condos	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.8%
Owner occupied	55%
Company owned	33%
Median loan-to-value	52%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	4,874
Density	5,419 / mi²
Median household income	\$66K
Average household income	\$81K
Crime index (US avg 100)	184
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	98
Homes occupied	91%
Bachelor's or higher	29%
Poverty rate	16.3%
Unemployment	1.1%
Average temp	47°F
Annual precip	41 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.