Manchester 03102

BALANCED MARKET

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

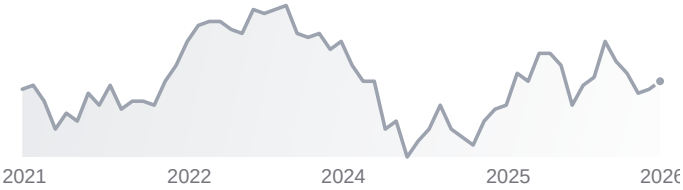
$453K	+3.0%	265	$377K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 56 / 100

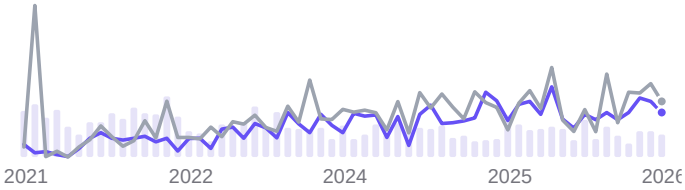
Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 56 / 100

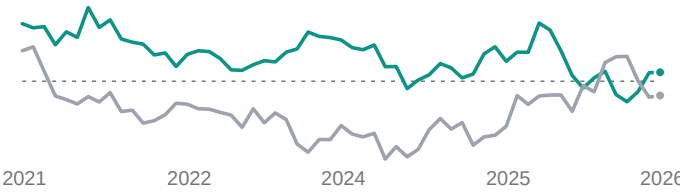


Sale prices — Median $430K · Average $460K



Median · Average — Bars: homes sold per interval

Growth (year over year) — Price +3.0% · Sales -4.7%



Price · Sales

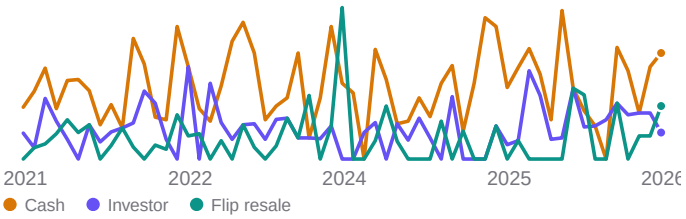
Price per square foot — $332/ft²

Sale premium vs estimated value — +0.0%

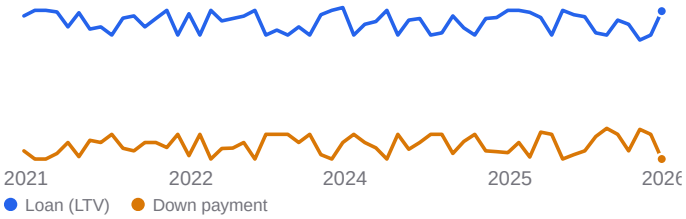
Annual turnover (share of homes sold) — 3.6%

BUYERS & OUTCOMES

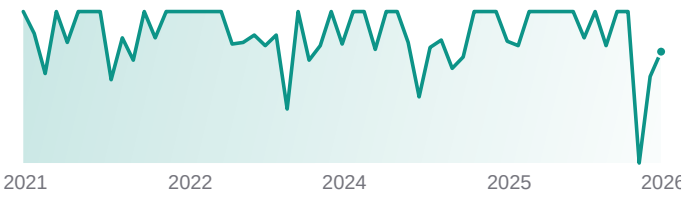
Buyer mix — Cash 20% · Investor 5.0% · Flip resale 10%



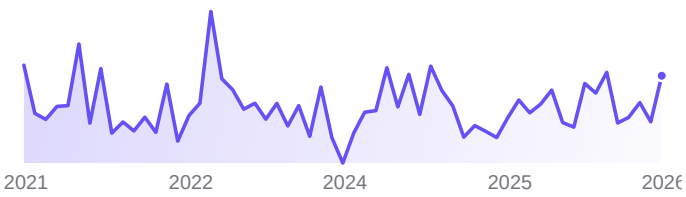
Financing (share of purchase price) — Loan (LTV) 94% · Down payment 5.0%



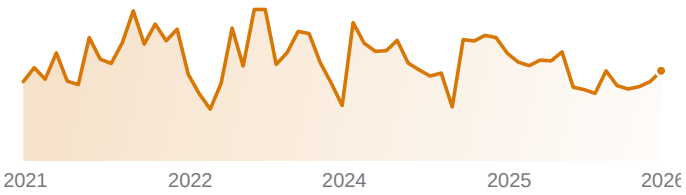
Sellers who sold at a gain — 94%



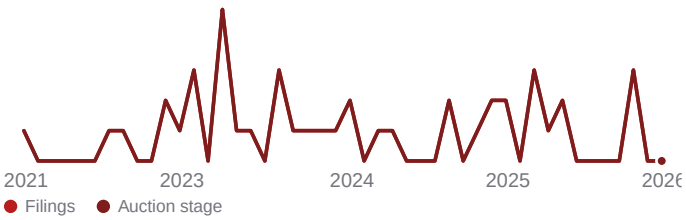
Typical hold before selling — 9.6 yrs



Median annualized return at resale — +7.3%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**7,454**
Median value (AVM)	**$377K**
Median size	**1,432 ft²**
Median bedrooms	**3**
Median year built	**1956**
Single family	**51%**
Condos	**25%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**58%**
Underwater (LTV 125% or more)	**0.7%**
Owner occupied	**72%**
Company owned	**28%**
Median loan-to-value	**45%**

Typical ownership tenure	**12.9 yrs**

COMMUNITY

Population	**33,011**
Density	**3,692 / mi²**
Median household income	**$69K**
Average household income	**$84K**
Crime index (US avg 100)	**147**
Air pollution index (US avg 100)	**94**
Earthquake index (US avg 100)	**100**
Homes occupied	**96%**
Bachelor's or higher	**22%**
Poverty rate	**8.9%**
Unemployment	**1.0%**
Average temp	**47°F**
Annual precip	**42 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.