

Manchester 03103

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

BUYER'S MARKET

\$433K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

283

SALES (12 MO)

\$382K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



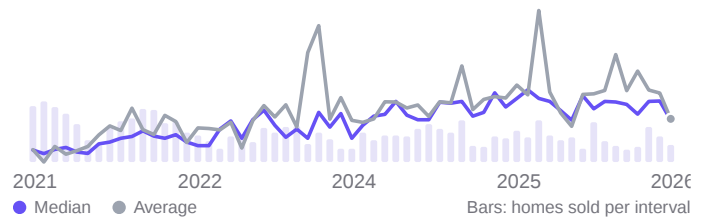
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$399K · Average \$403K

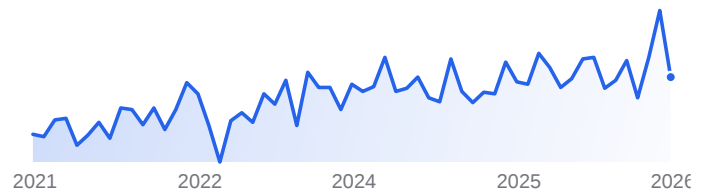
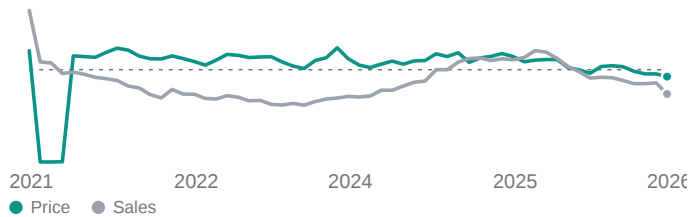


Growth (year over year)

Price -6.9% · Sales -24.1%

Price per square foot

\$296/ft²

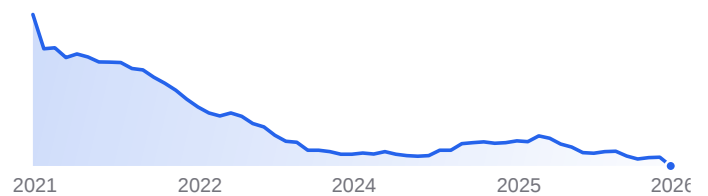
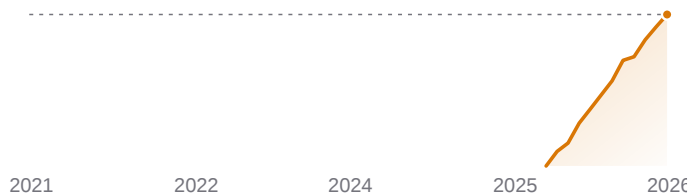


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

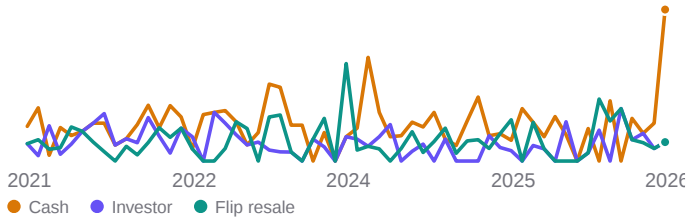
3.1%



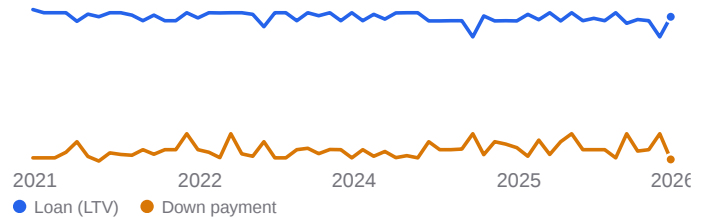
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 5.6% · Flip resale 5.6%

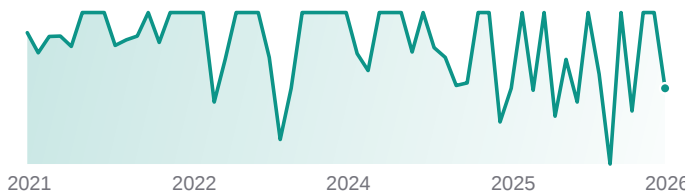


Financing (share of purchase price) Loan (LTV) 93% · Down payment 4.0%



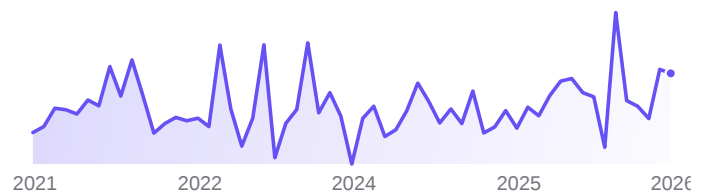
Sellers who sold at a gain

92%



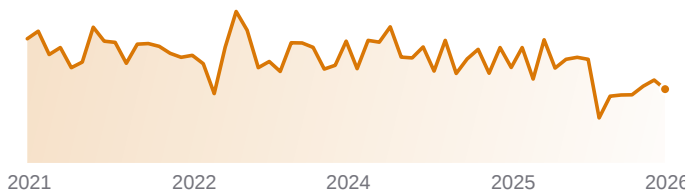
Typical hold before selling

8.8 yrs



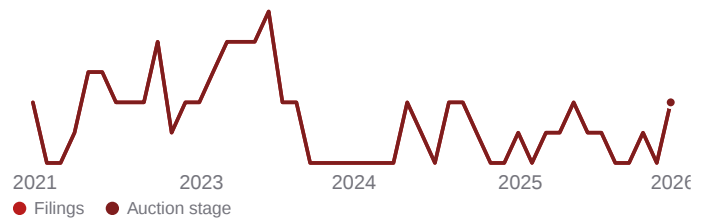
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,024
Median value (AVM)	\$382K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1954
Single family	63%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.6%
Owner occupied	74%
Company owned	22%
Median loan-to-value	46%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	39,342
Density	3,764 / mi²
Median household income	\$72K
Average household income	\$93K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	93
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	10.5%
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.