

Manchester 03104

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

BALANCED MARKET

\$515K

MEDIAN SALE PRICE

+9.4%

1-YR CHANGE

312

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



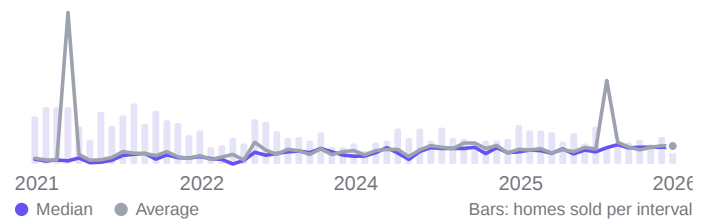
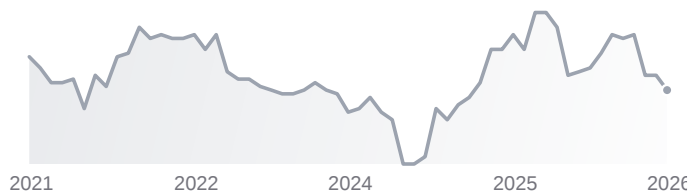
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$515K · Average \$529K

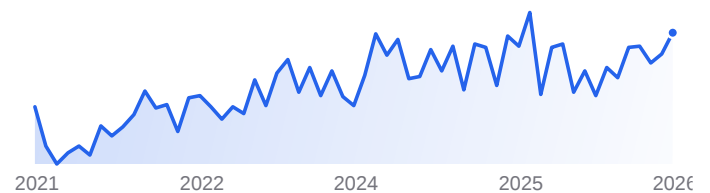
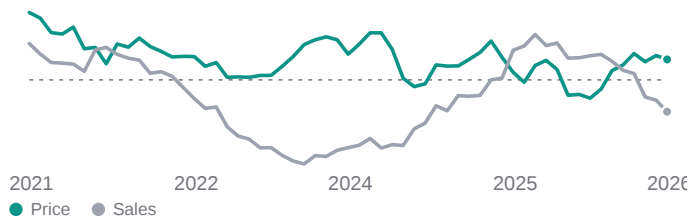


Growth (year over year)

Price +9.4% · Sales -14.5%

Price per square foot

\$330/ft²

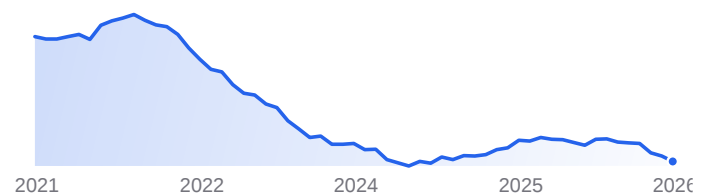
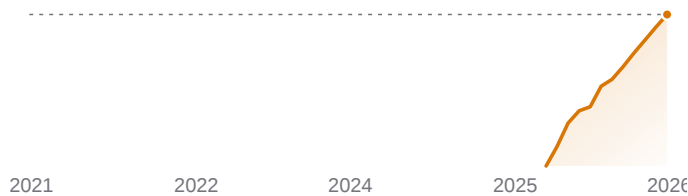


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

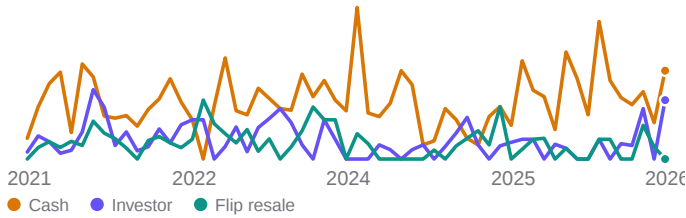
3.4%



BUYERS & OUTCOMES

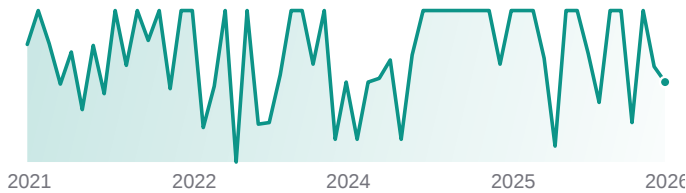
Buyer mix

Cash 25% · Investor 17% · Flip resale 0%



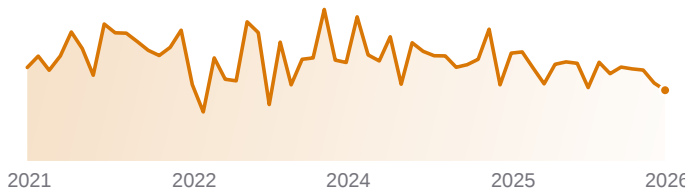
Sellers who sold at a gain

94%

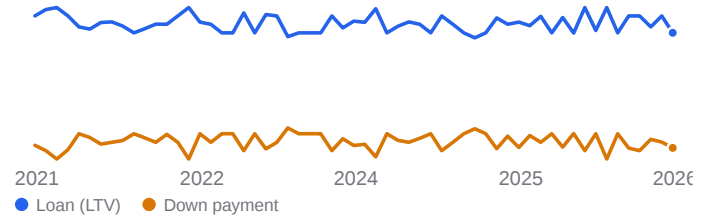


Median annualized return at resale

+5.5%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 12%



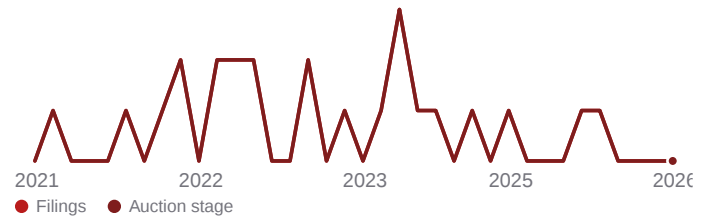
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,089
Median value (AVM)	\$470K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1960
Single family	65%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	79%
Company owned	28%
Median loan-to-value	45%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	34,748
Density	3,974 / mi²
Median household income	\$88K
Average household income	\$104K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	8.2%
Unemployment	1.0%
Average temp	46°F
Annual precip	41 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.