

Manchester 03109

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

BALANCED MARKET

\$443K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

114

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



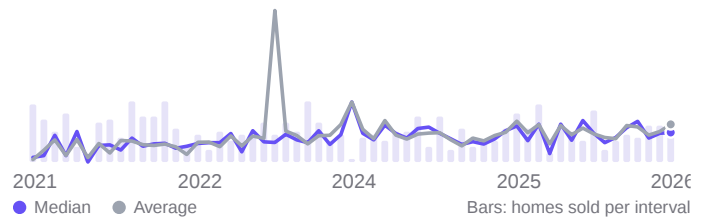
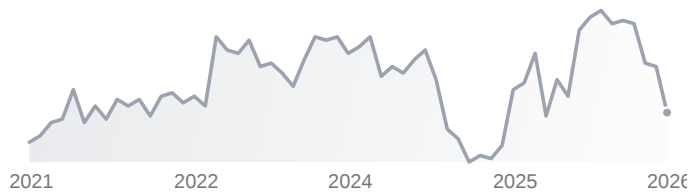
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$455K · Average \$499K

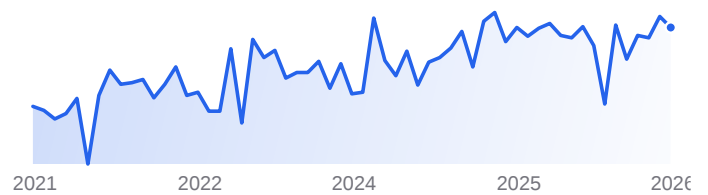
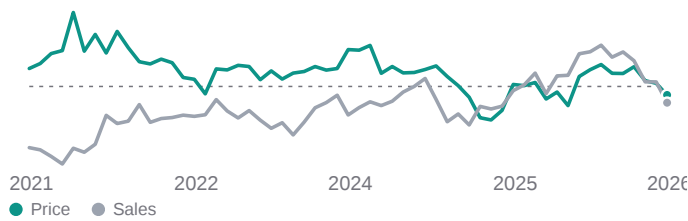


Growth (year over year)

Price -5.0% · Sales -9.5%

Price per square foot

\$346/ft²

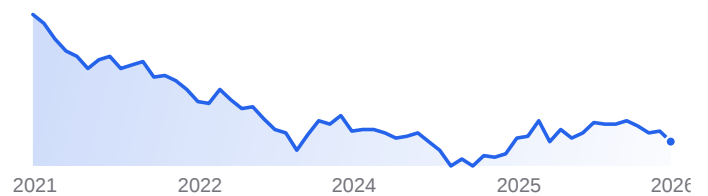
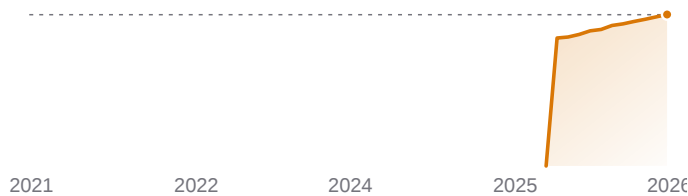


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

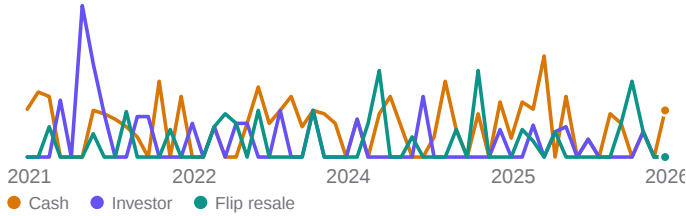
2.9%



BUYERS & OUTCOMES

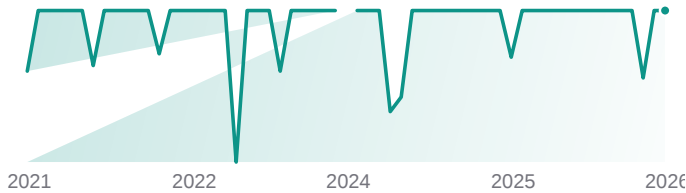
Buyer mix

Cash 15% · Investor 0% · Flip resale 0%



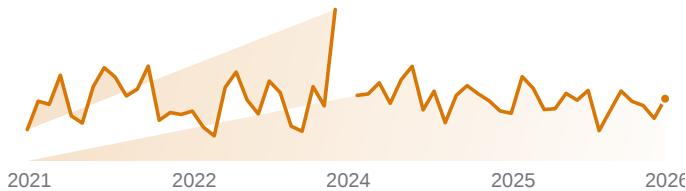
Sellers who sold at a gain

100%

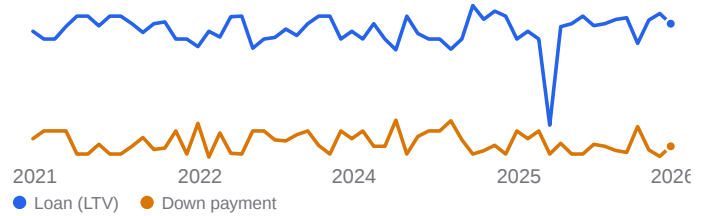


Median annualized return at resale

+7.5%

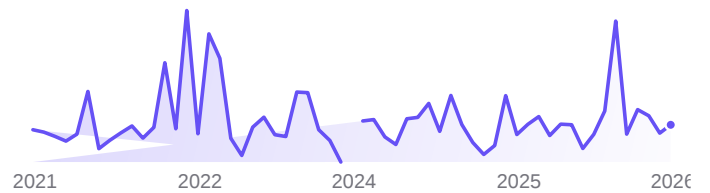


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,903
Median value (AVM)	\$442K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1983
Single family	74%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	80%
Company owned	27%
Median loan-to-value	43%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	10,424
Density	1,267 / mi²
Median household income	\$99K
Average household income	\$124K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	98
Homes occupied	98%
Bachelor's or higher	20%
Poverty rate	3.4%
Unemployment	0.9%
Average temp	47°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.