

Andover 03216

ZIP code · NH · New Hampshire > Merrimack County

SELLER'S MARKET

\$515K

MEDIAN SALE PRICE

+71.0%

1-YR CHANGE

25

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

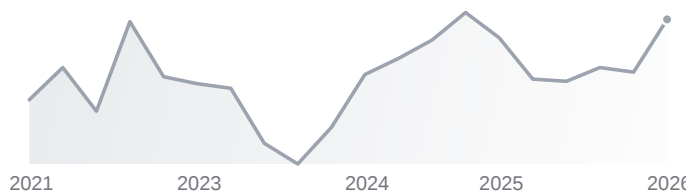
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

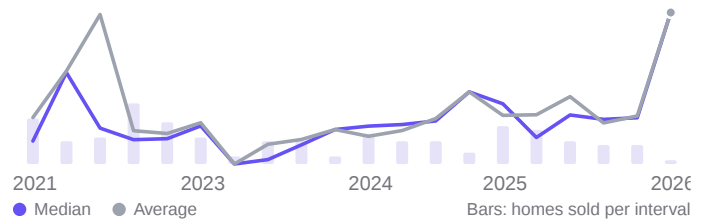
Market temperature (0–100)

71 / 100



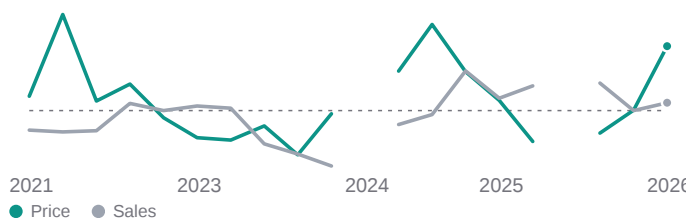
Sale prices

Median \$815K · Average \$815K



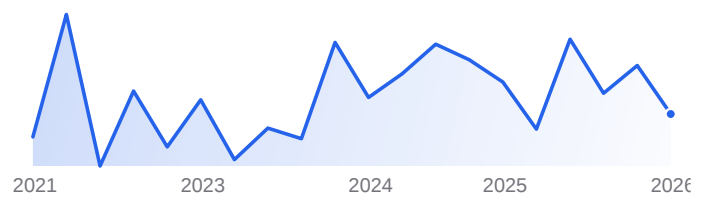
Growth (year over year)

Price +71.0% · Sales +8.7%



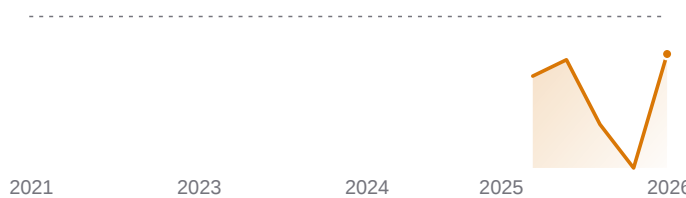
Price per square foot

\$165/ft²



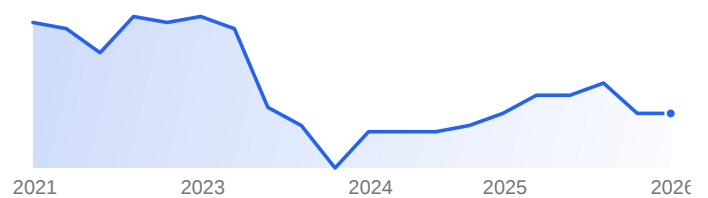
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

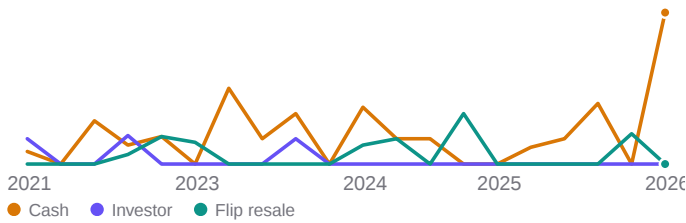
2.3%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



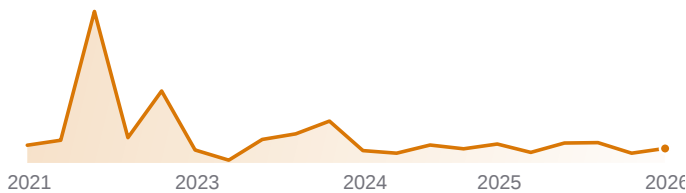
Sellers who sold at a gain

100%

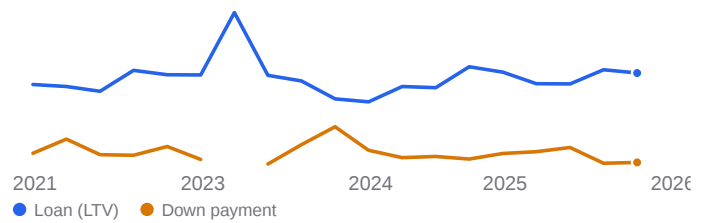


Median annualized return at resale

+6.3%

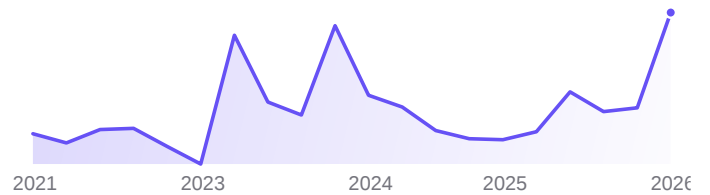


Financing (share of purchase price) Loan (LTV) 84% · Down payment 7.7%



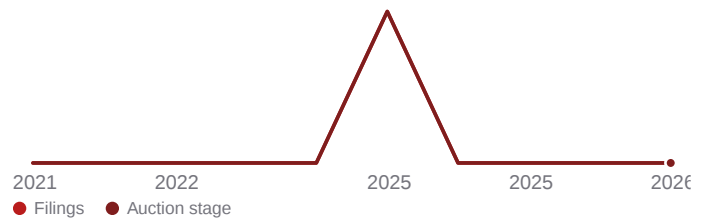
Typical hold before selling

22.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,074
Median value (AVM)	\$456K
Median size	1,884 ft²
Median bedrooms	3
Median year built	1973
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.1%
Owner occupied	57%
Company owned	19%
Median loan-to-value	36%
Typical ownership tenure	25.6 yrs

COMMUNITY

Population	2,506
Density	60 / mi²
Median household income	\$91K
Average household income	\$102K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	108
Homes occupied	87%
Bachelor's or higher	20%
Poverty rate	7.6%
Unemployment	0.7%
Average temp	45°F
Annual precip	45 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.