

Bradford 03221

ZIP code · NH · New Hampshire > Merrimack County > Bradford

BALANCED MARKET

\$591K

MEDIAN SALE PRICE

+44.9%

1-YR CHANGE

37

SALES (12 MO)

\$452K

MEDIAN VALUE (AVM)

Market temperature

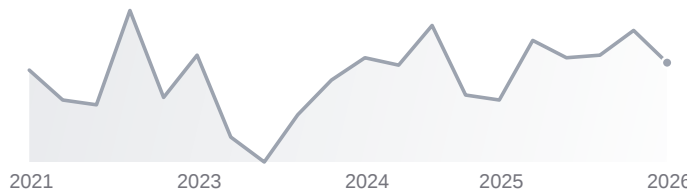
Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

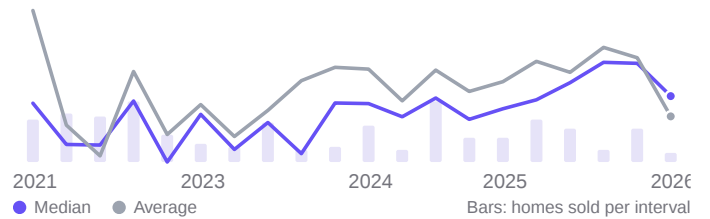
Market temperature (0–100)

53 / 100



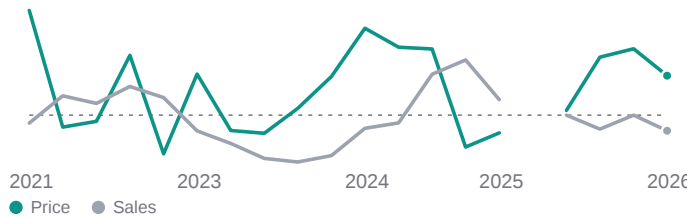
Sale prices

Median \$418K · Average \$354K



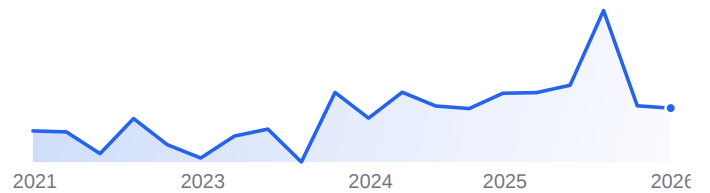
Growth (year over year)

Price +44.9% · Sales -17.8%



Price per square foot

\$223/ft²



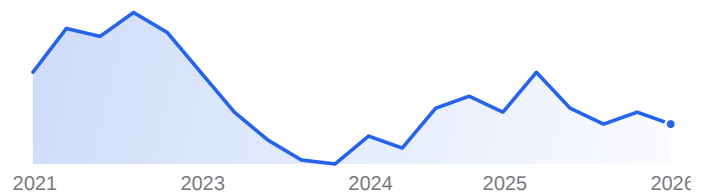
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

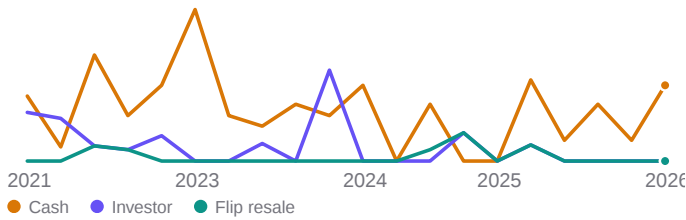
2.5%



BUYERS & OUTCOMES

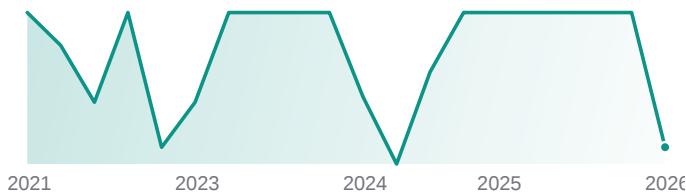
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



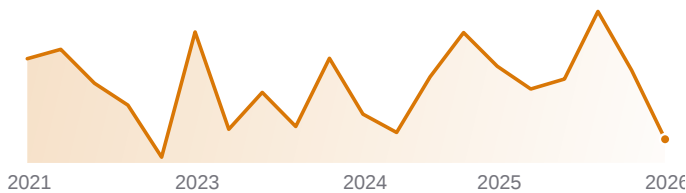
Sellers who sold at a gain

67%

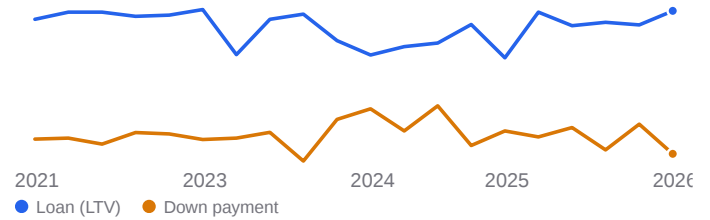


Median annualized return at resale

+2.4%

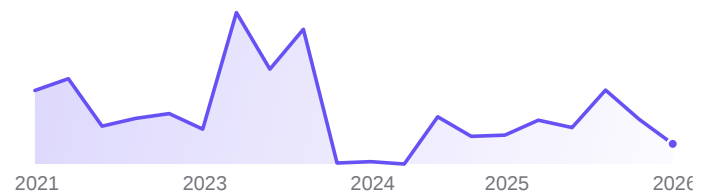


Financing (share of purchase price) Loan (LTV) 85% · Down payment 6.4%



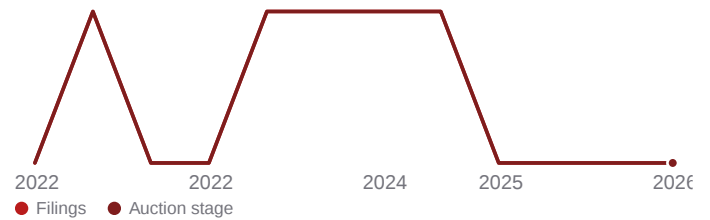
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,506
Median value (AVM)	\$452K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1973
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.9%
Owner occupied	42%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	25.3 yrs

COMMUNITY

Population	2,742
Density	50 / mi²
Median household income	\$98K
Average household income	\$118K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	90
Homes occupied	77%
Bachelor's or higher	28%
Poverty rate	6.3%
Unemployment	0.8%
Average temp	45°F
Annual precip	48 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.