

Center Harbor 03226

ZIP code · NH · New Hampshire > Belknap County

STRONG BUYER'S MARKET

\$3.5M

MEDIAN SALE PRICE

+439.6%

1-YR CHANGE

10

SALES (12 MO)

\$717K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 6 / 100



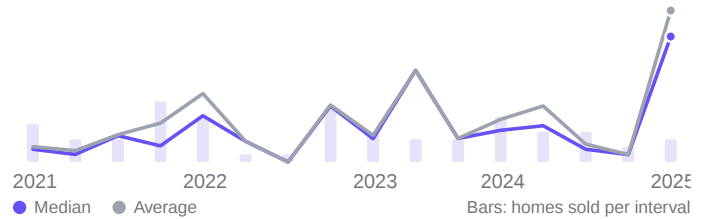
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

6 / 100

Sale prices

Median \$2.5M · Average \$3M

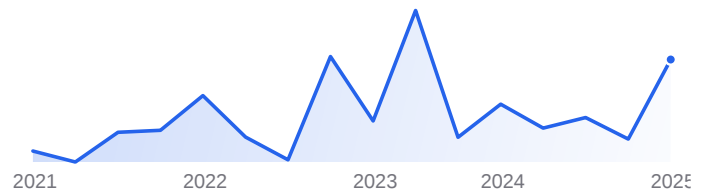
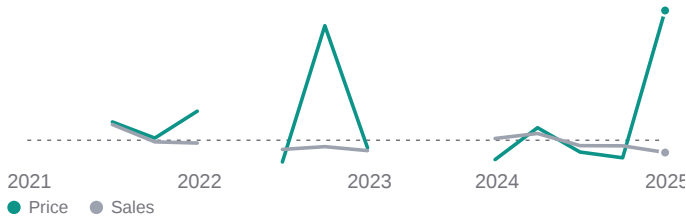


Growth (year over year)

Price +439.6% · Sales -41.2%

Price per square foot

\$511/ft²



Sale premium vs estimated value

-6.5%

Annual turnover (share of homes sold)

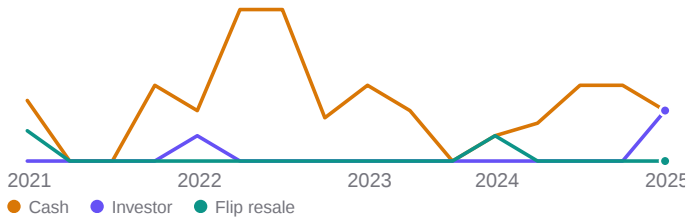
1.3%



BUYERS & OUTCOMES

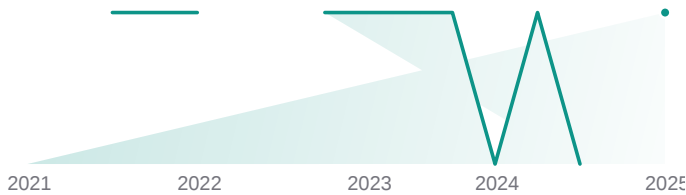
Buyer mix

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



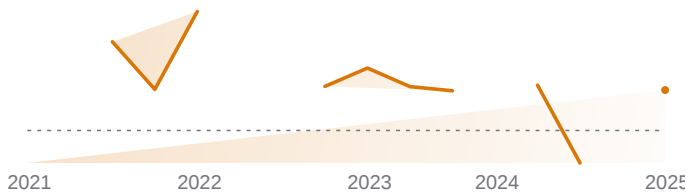
Sellers who sold at a gain

100%

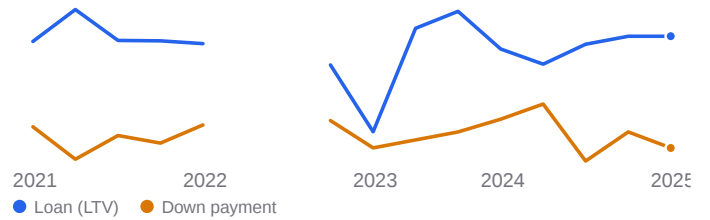


Median annualized return at resale

+6.5%

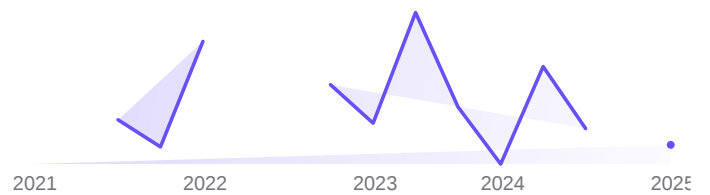


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



Typical hold before selling

3.1 yrs



HOUSING STOCK

Homes	800
Median value (AVM)	\$717K
Median size	1,808 ft²
Median bedrooms	3
Median year built	1985
Single family	83%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.7%
Owner occupied	43%
Company owned	24%
Median loan-to-value	26%

Typical ownership tenure

25.8 yrs

COMMUNITY

Population	1,085
Density	65 / mi²
Median household income	\$100K
Average household income	\$110K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	119
Homes occupied	61%
Bachelor's or higher	28%
Poverty rate	9.7%
Unemployment	0.7%
Average temp	44°F
Annual precip	45 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.