

Contoocook 03229

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

BUYER'S MARKET

\$482K

MEDIAN SALE PRICE

-22.2%

1-YR CHANGE

62

SALES (12 MO)

\$582K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



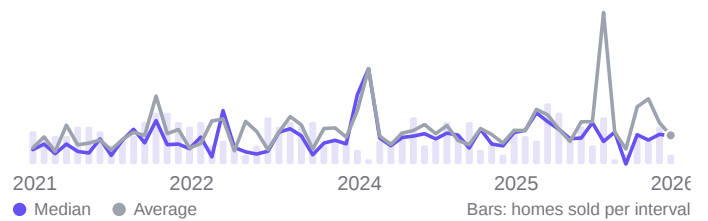
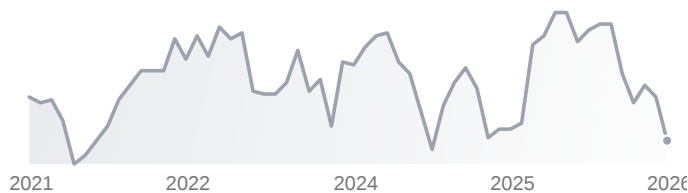
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$490K · Average \$495K

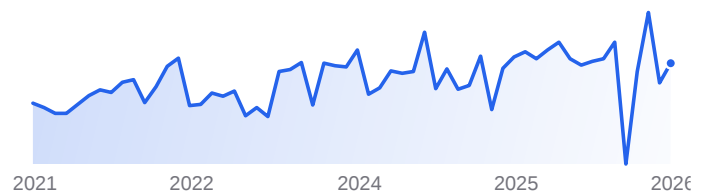
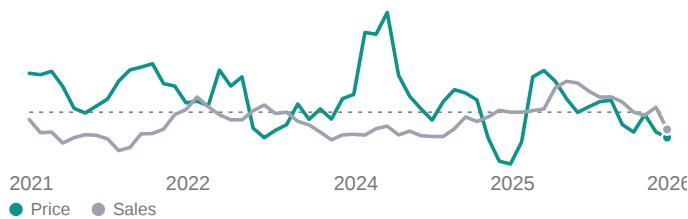


Growth (year over year)

Price -22.2% · Sales -15.1%

Price per square foot

\$225/ft²

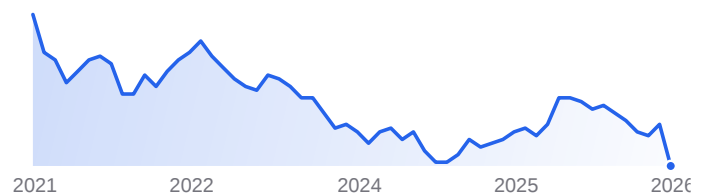
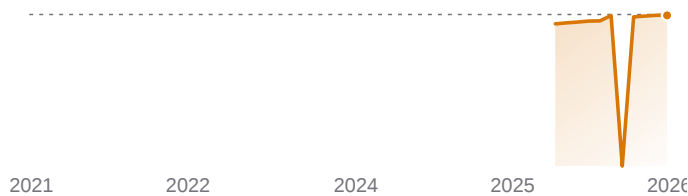


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

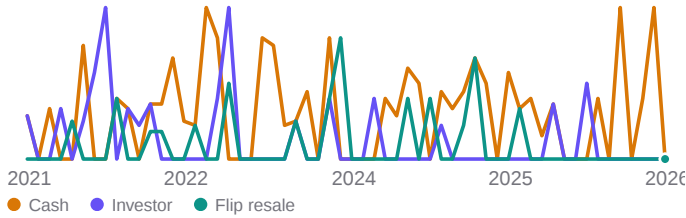
2.5%



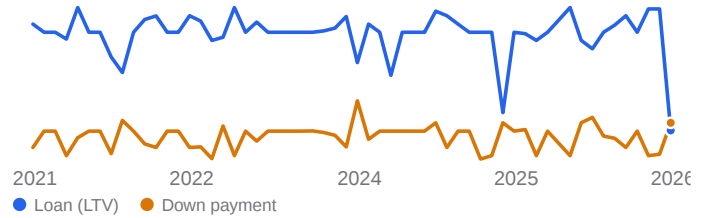
BUYERS & OUTCOMES

Buyer mix

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

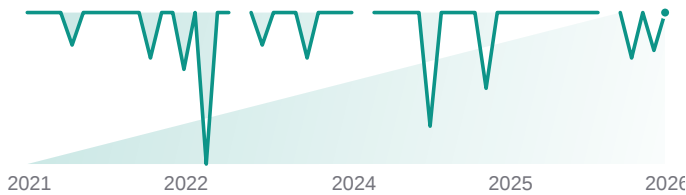


Financing (share of purchase price) Loan (LTV) 20% · Down payment 25%



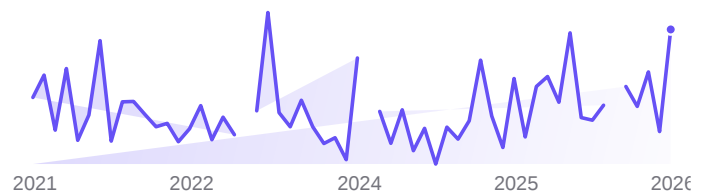
Sellers who sold at a gain

100%



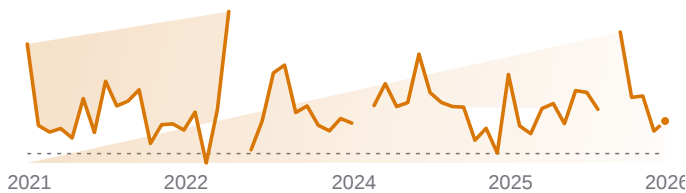
Typical hold before selling

17.0 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,493
Median value (AVM)	\$582K
Median size	2,324 ft²
Median bedrooms	3
Median year built	1978
Single family	79%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	27%
Median loan-to-value	36%

Typical ownership tenure

22.6 yrs

COMMUNITY

Population	6,264
Density	138 / mi ²
Median household income	\$132K
Average household income	\$155K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	106
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	6.2%
Unemployment	0.8%
Average temp	45°F
Annual precip	44 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.