

Grafton 03240

ZIP code · NH · New Hampshire › Grafton County

BUYER'S MARKET

\$329K

MEDIAN SALE PRICE

-33.3%

1-YR CHANGE

20

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



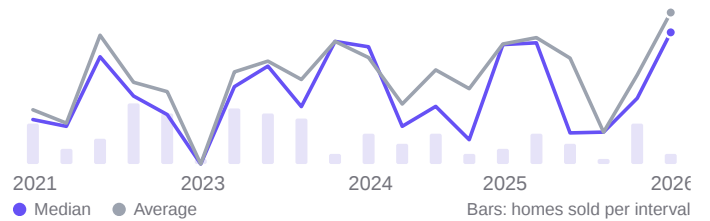
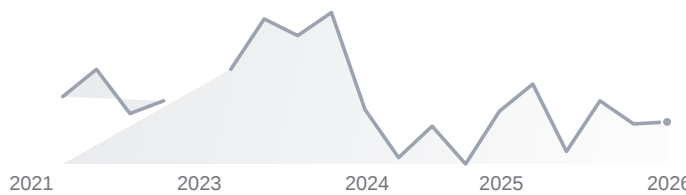
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$384K · Average \$435K

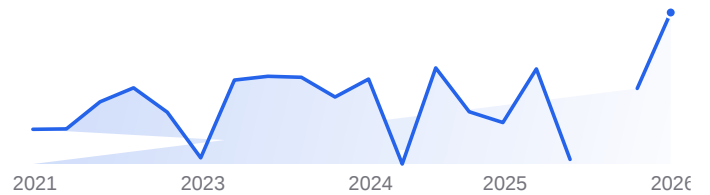
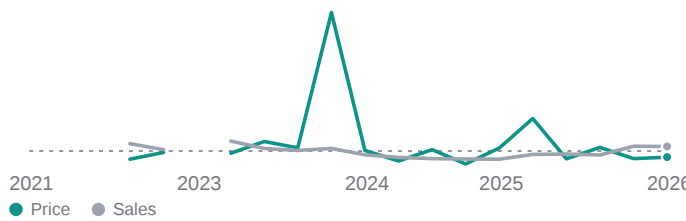


Growth (year over year)

Price -33.3% · Sales +25.0%

Price per square foot

\$293/ft²

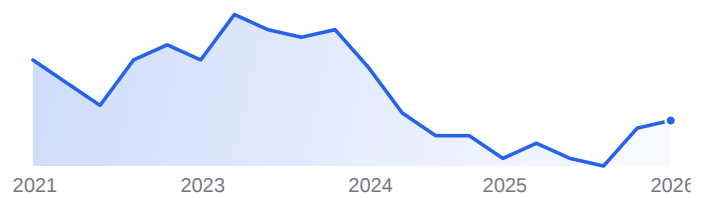


Sale premium vs estimated value

-3.9%

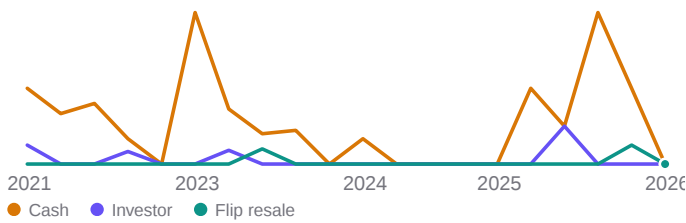
Annual turnover (share of homes sold)

2.4%



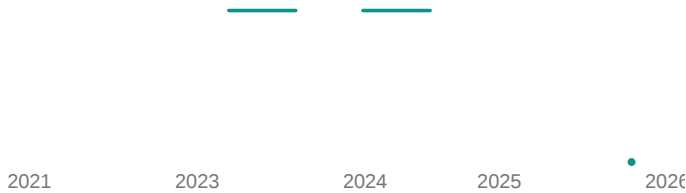
BUYERS & OUTCOMES

Buyer mix



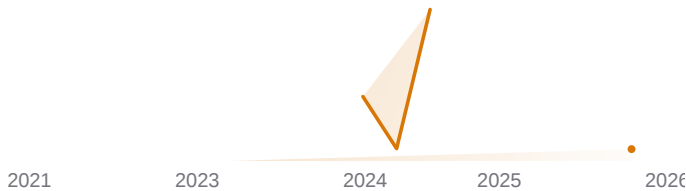
Sellers who sold at a gain

88%

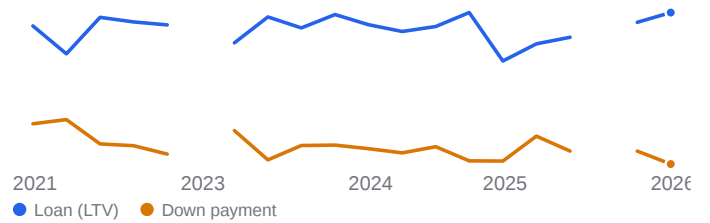


Median annualized return at resale

+9.3%

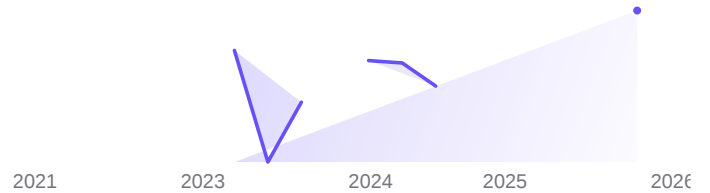


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	844
Median value (AVM)	\$281K
Median size	1,363 ft²
Median bedrooms	2
Median year built	1984
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	47%
Company owned	10%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,173
Density	28 / mi²
Median household income	\$75K
Average household income	\$93K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	102
Homes occupied	76%
Bachelor's or higher	20%
Poverty rate	8.6%
Unemployment	0.7%
Average temp	44°F
Annual precip	43 in
Sunshine	33%

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.