

Gilford 03249

ZIP code · NH · New Hampshire > Belknap County

BUYER'S MARKET

\$425K

MEDIAN SALE PRICE

-23.7%

1-YR CHANGE

111

SALES (12 MO)

\$619K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



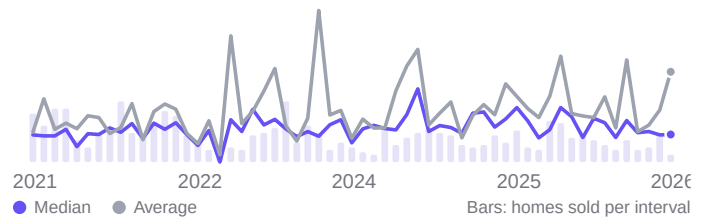
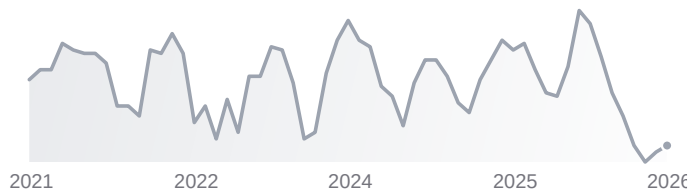
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$415K · Average \$1.1M

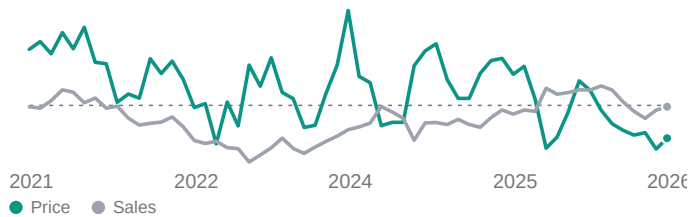


Growth (year over year)

Price -23.7% · Sales -0.9%

Price per square foot

\$432/ft²

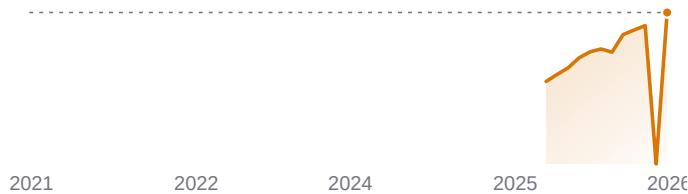


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

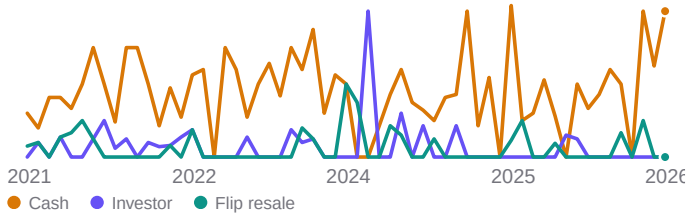
2.2%



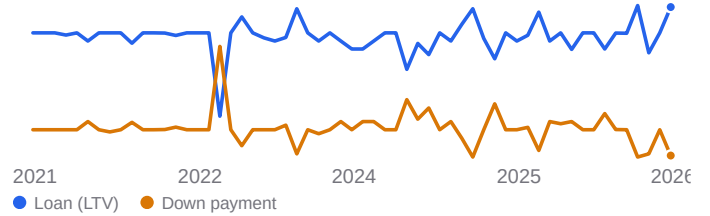
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

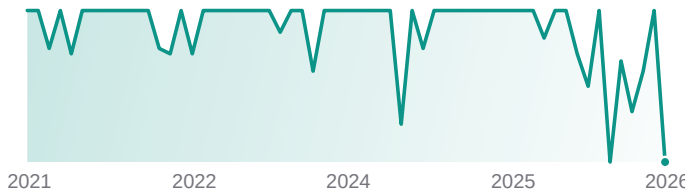


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.9%



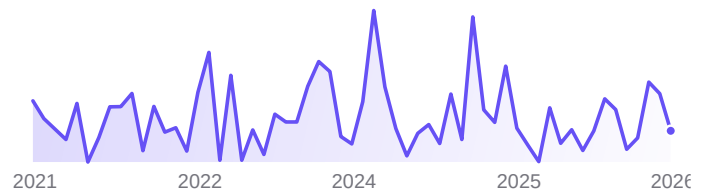
Sellers who sold at a gain

50%



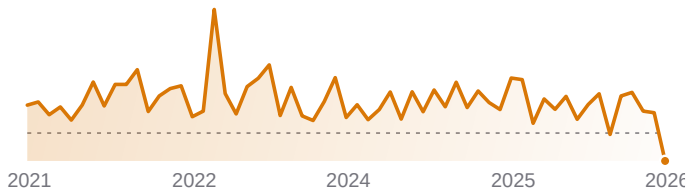
Typical hold before selling

6.4 yrs



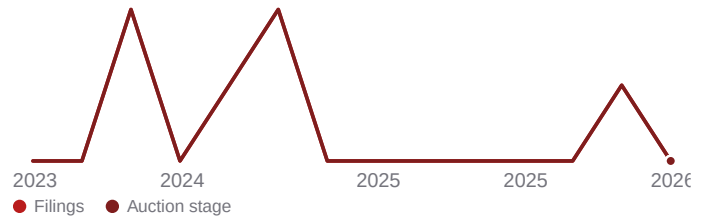
Median annualized return at resale

-7.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,033
Median value (AVM)	\$619K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1983
Single family	67%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.7%
Owner occupied	51%
Company owned	30%
Median loan-to-value	26%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	8,104
Density	151 / mi ²
Median household income	\$106K
Average household income	\$117K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	122
Homes occupied	66%
Bachelor's or higher	23%
Poverty rate	7.8%
Unemployment	0.8%
Average temp	44°F
Annual precip	47 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.