

Newbury 03255

ZIP code · NH · New Hampshire > Merrimack County

BUYER'S MARKET

\$472K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

35

SALES (12 MO)

\$634K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



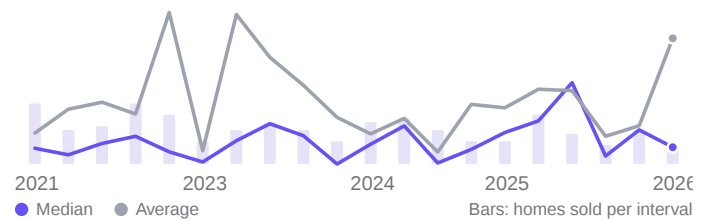
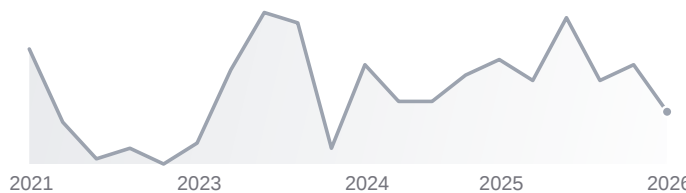
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$440K · Average \$1.2M

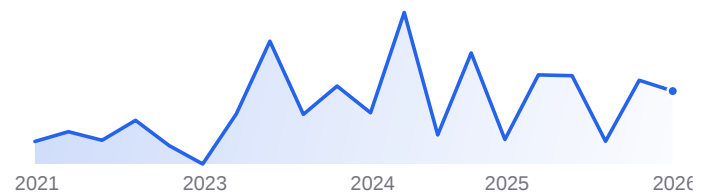
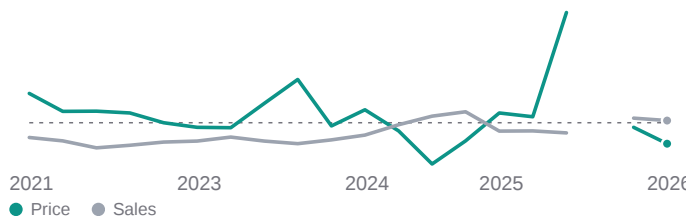


Growth (year over year)

Price -27.1% · Sales +2.9%

Price per square foot

\$280/ft²

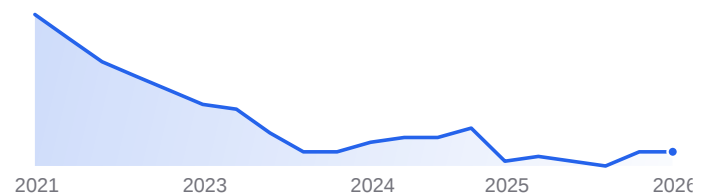


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

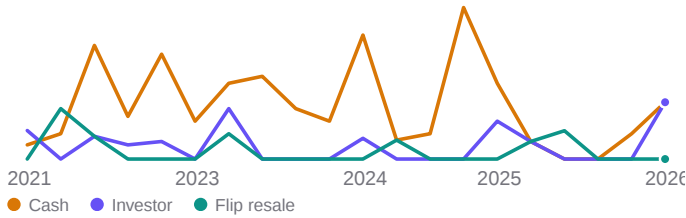
2.2%



BUYERS & OUTCOMES

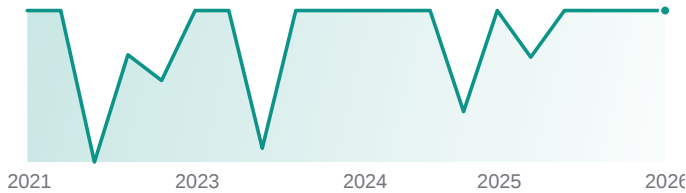
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



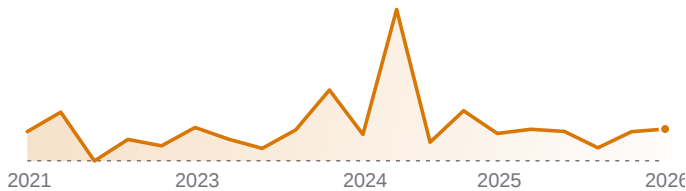
Sellers who sold at a gain

100%

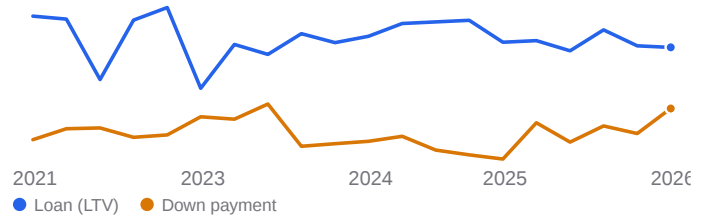


Median annualized return at resale

+9.7%

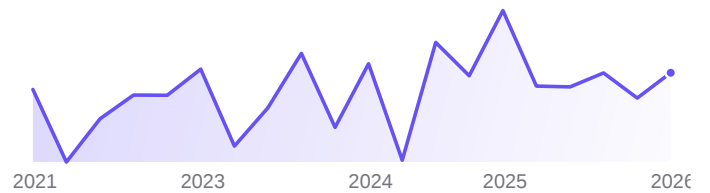


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



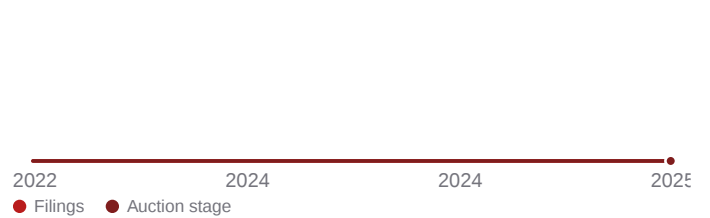
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,602
Median value (AVM)	\$634K
Median size	2,013 ft²
Median bedrooms	3
Median year built	1986
Single family	95%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.6%
Owner occupied	38%
Company owned	31%
Median loan-to-value	28%

Typical ownership tenure

21.6 yrs

COMMUNITY

Population	2,190
Density	56 / mi²
Median household income	\$115K
Average household income	\$134K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	91
Homes occupied	65%
Bachelor's or higher	39%
Poverty rate	3.3%
Unemployment	0.8%
Average temp	44°F
Annual precip	51 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.