

North Woodstock 03262

ZIP code · NH · New Hampshire › Grafton County › North Woodstock

SELLER'S MARKET

\$628K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



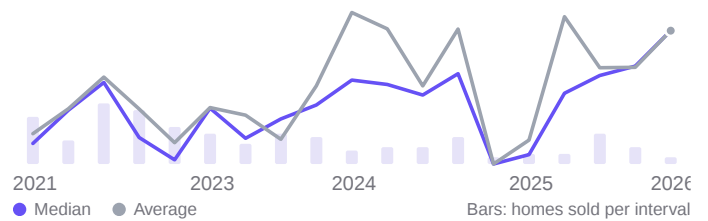
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$628K · Average \$628K

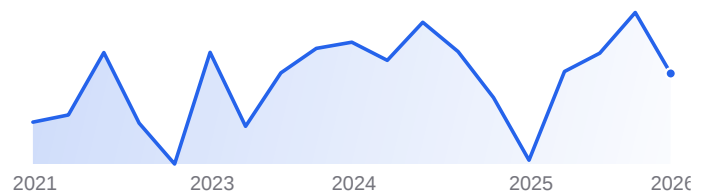
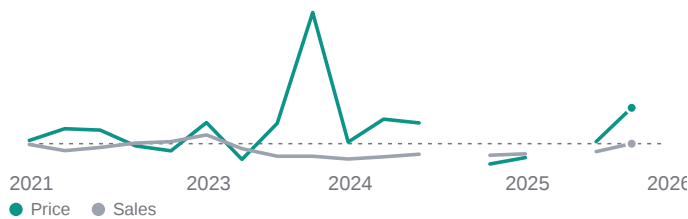


Growth (year over year)

Price +104.0% · Sales +0.0%

Price per square foot

\$273/ft²

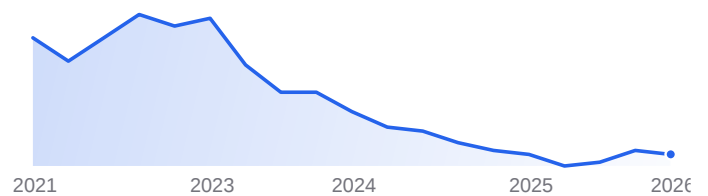


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

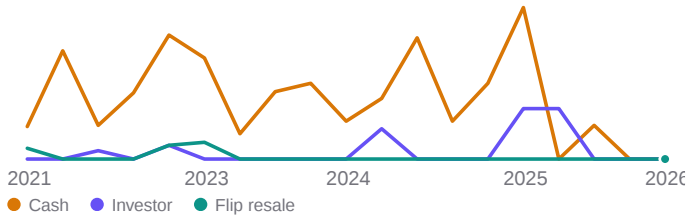
1.5%



BUYERS & OUTCOMES

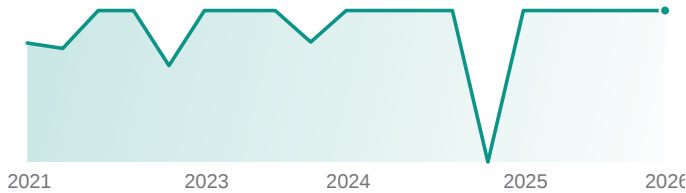
Buyer mix

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



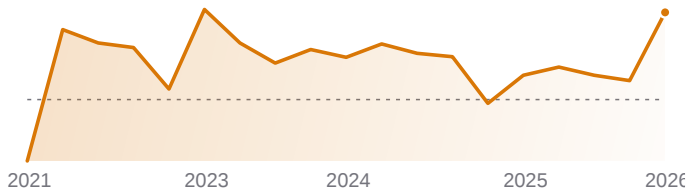
Sellers who sold at a gain

100%

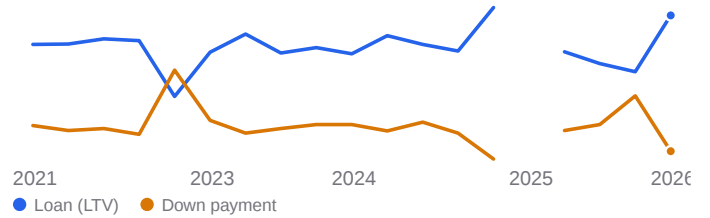


Median annualized return at resale

+21.9%

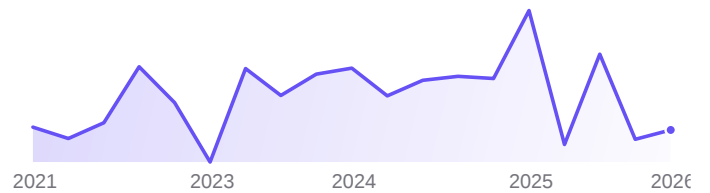


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.8%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,304
Median value (AVM)	\$394K
Median size	1,262 ft²
Median bedrooms	3
Median year built	1986
Single family	34%
Condos	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.9%
Owner occupied	16%
Company owned	13%
Median loan-to-value	29%

Typical ownership tenure

20.4 yrs

COMMUNITY

Population	1,163
Density	20 / mi²
Median household income	\$84K
Average household income	\$105K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	102
Homes occupied	61%
Bachelor's or higher	27%
Poverty rate	10.1%
Unemployment	0.7%
Average temp	38°F
Annual precip	58 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.