

Pittsfield 03263

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

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

46

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



MARKET TRENDS (5 YEARS)

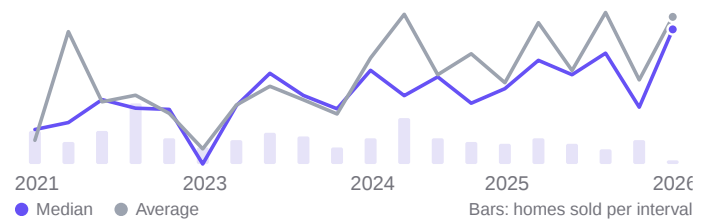
Market temperature (0–100)

44 / 100



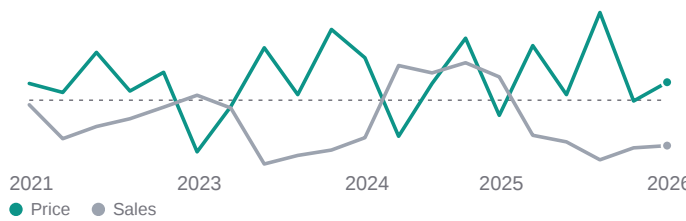
Sale prices

Median \$510K · Average \$539K



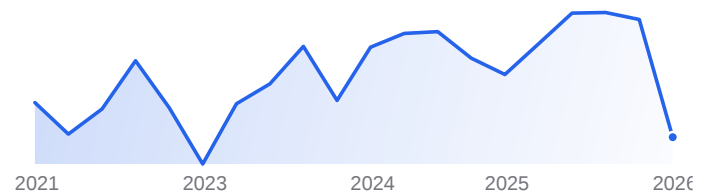
Growth (year over year)

Price +9.8% · Sales -24.6%



Price per square foot

\$107/ft²



Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

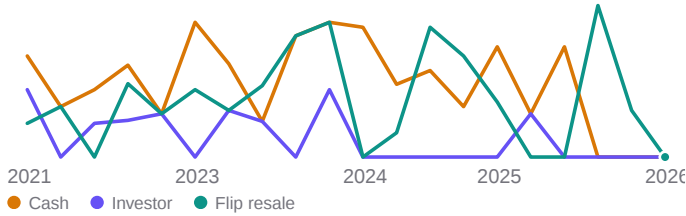
3.3%



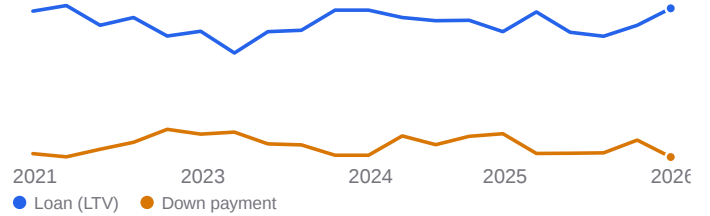
BUYERS & OUTCOMES

Buyer mix

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

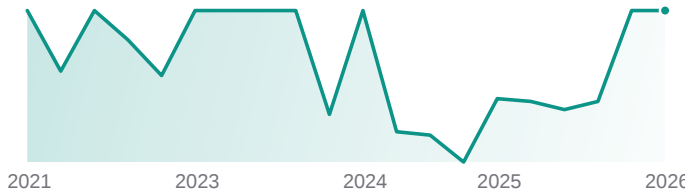


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



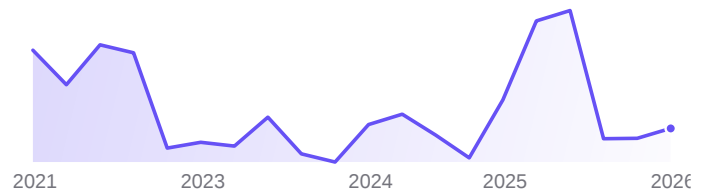
Sellers who sold at a gain

100%



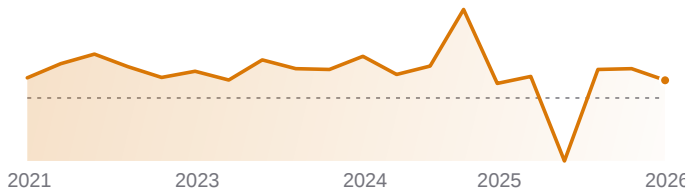
Typical hold before selling

4.3 yrs



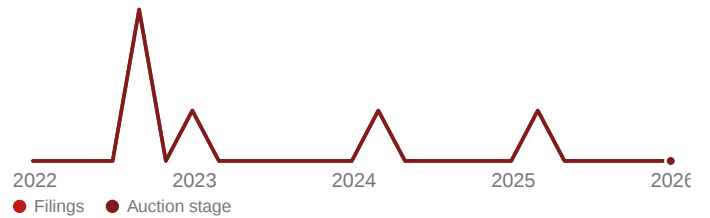
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,395
Median value (AVM)	\$359K
Median size	1,874 ft²
Median bedrooms	3
Median year built	1980
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.3%
Owner occupied	75%
Company owned	14%
Median loan-to-value	47%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	4,054
Density	166 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	109
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	5.9%
Unemployment	0.7%
Average temp	45°F
Annual precip	45 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.