

Concord 03301

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

BALANCED MARKET

\$482K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

275

SALES (12 MO)

\$424K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

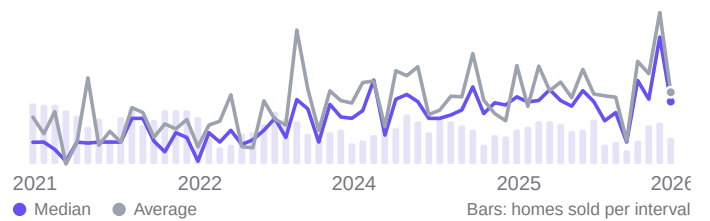
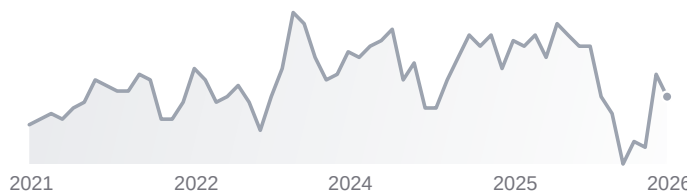
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$435K · Average \$454K

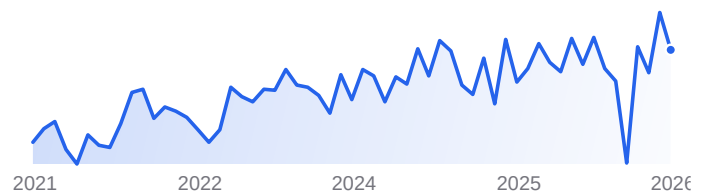
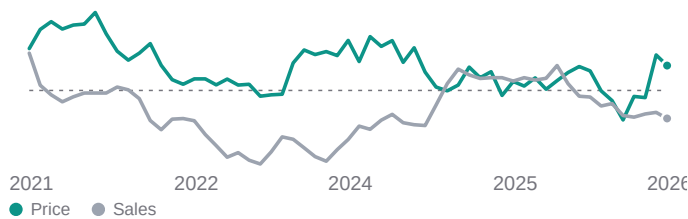


Growth (year over year)

Price +9.8% · Sales -11.0%

Price per square foot

\$293/ft²

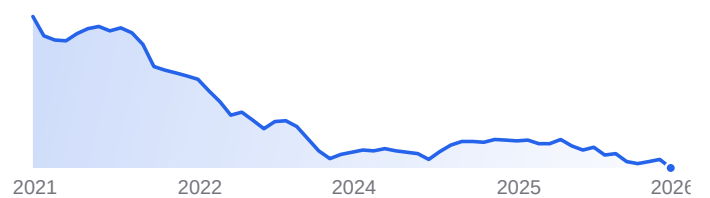
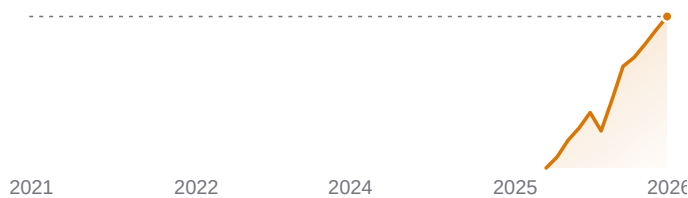


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

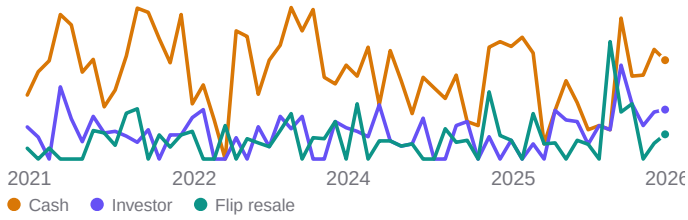
3.2%



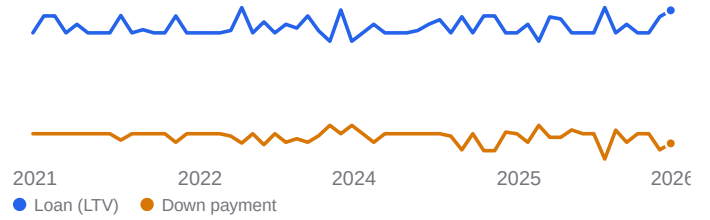
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 11% · Flip resale 5.3%

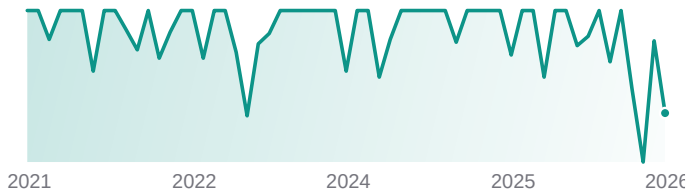


Financing (share of purchase price) Loan (LTV) 93% · Down payment 14%



Sellers who sold at a gain

85%



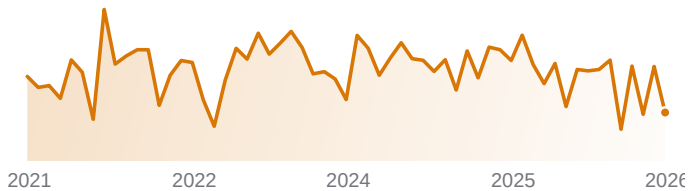
Typical hold before selling

7.0 yrs



Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,695
Median value (AVM)	\$424K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1963
Single family	64%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	72%
Company owned	29%
Median loan-to-value	40%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	35,411
Density	661 / mi²
Median household income	\$88K
Average household income	\$107K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	112
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	10.6%
Unemployment	0.7%
Average temp	46°F
Annual precip	40 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.