

Loudon 03307

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

BALANCED MARKET

\$479K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

47

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

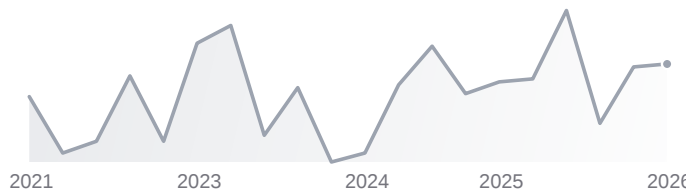
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

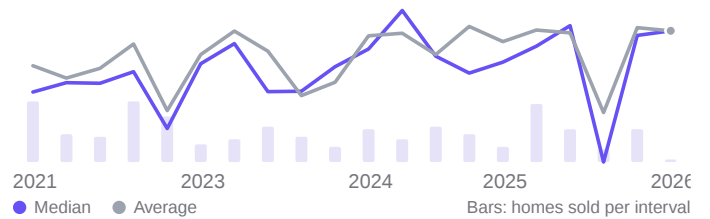
Market temperature (0–100)

49 / 100



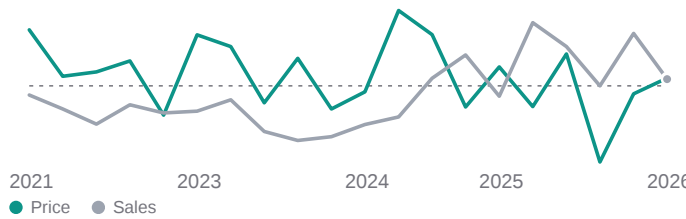
Sale prices

Median \$485K · Average \$485K



Growth (year over year)

Price +5.2% · Sales +4.4%



Price per square foot

\$263/ft²



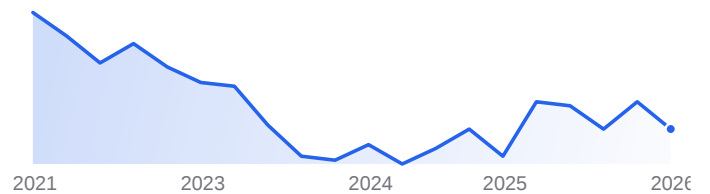
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

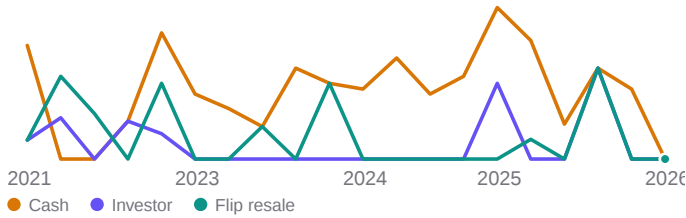
2.1%



BUYERS & OUTCOMES

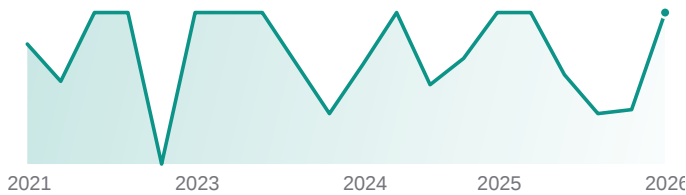
Buyer mix

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



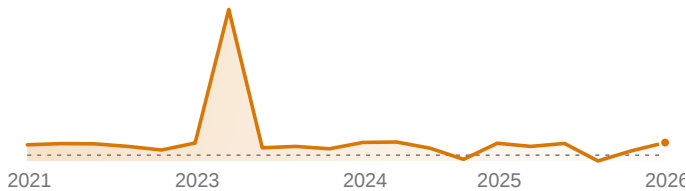
Sellers who sold at a gain

100%

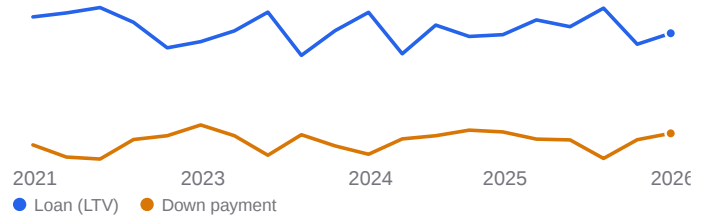


Median annualized return at resale

+8.9%

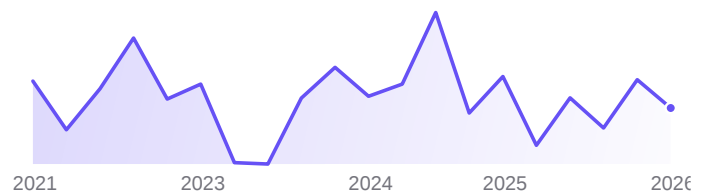


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



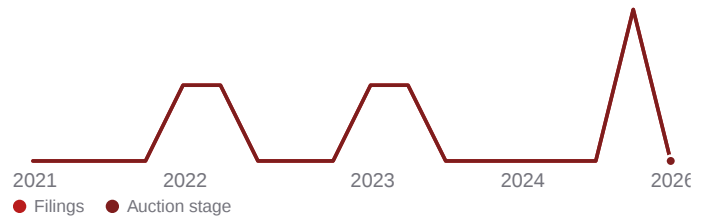
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,195
Median value (AVM)	\$402K
Median size	1,972 ft²
Median bedrooms	3
Median year built	1987
Single family	78%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	22%
Median loan-to-value	41%

Typical ownership tenure

21.5 yrs

COMMUNITY

Population	5,935
Density	119 / mi²
Median household income	\$87K
Average household income	\$115K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	117
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	10.3%
Unemployment	0.7%
Average temp	45°F
Annual precip	43 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.