

Gilsum 03448

ZIP code · NH · New Hampshire > Cheshire County

BALANCED MARKET

\$379K

MEDIAN SALE PRICE

+51.6%

1-YR CHANGE

8

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



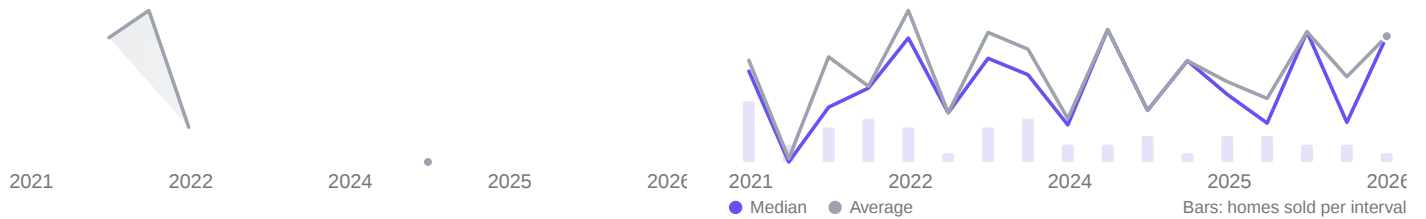
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$379K · Average \$379K

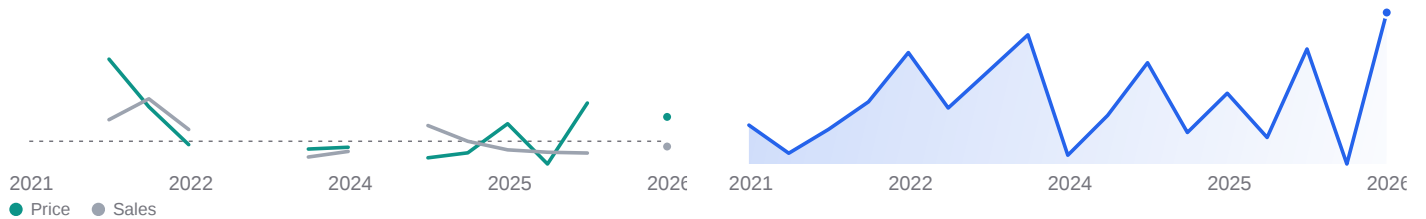


Growth (year over year)

Price +51.6% · Sales -11.1%

Price per square foot

\$234/ft²

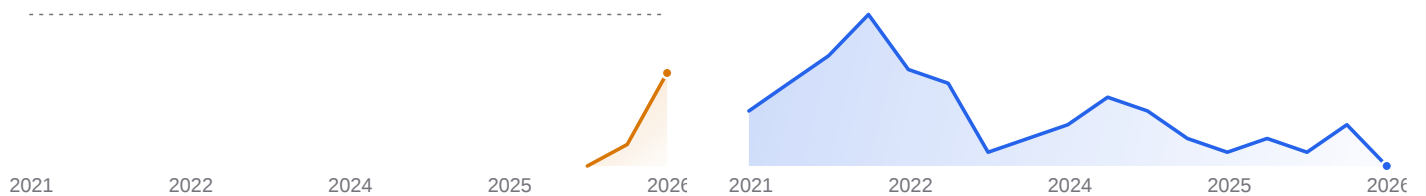


Sale premium vs estimated value

-2.9%

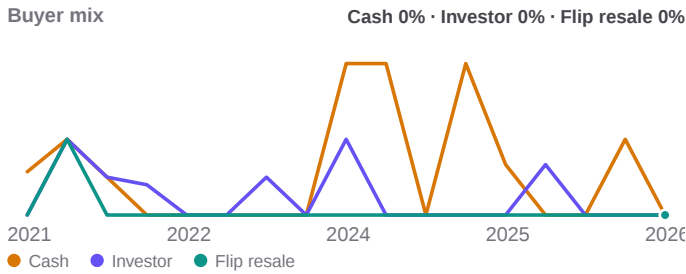
Annual turnover (share of homes sold)

2.3%

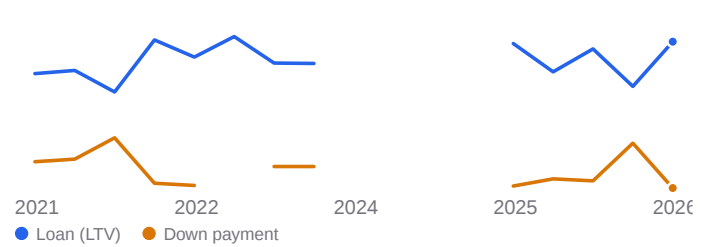


BUYERS & OUTCOMES

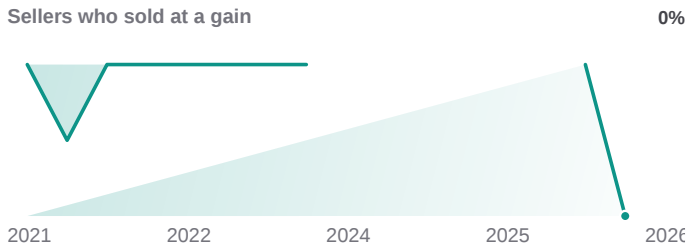
Buyer mix



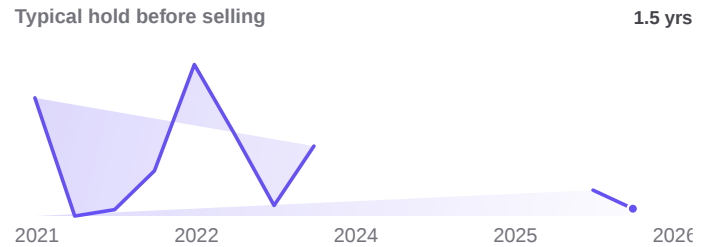
Financing (share of purchase price) Loan (LTV) 100% · Down payment 0.5%



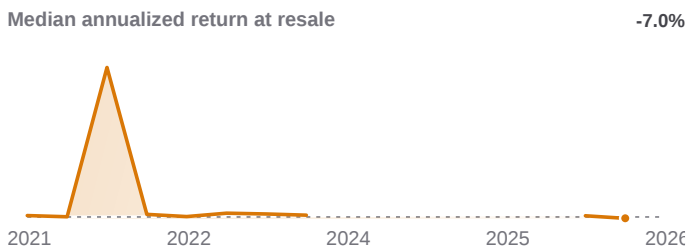
Sellers who sold at a gain



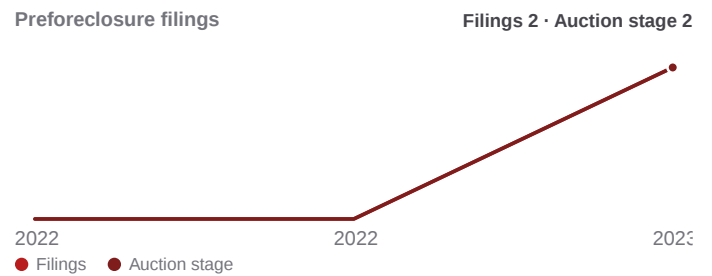
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	346
Median value (AVM)	\$364K
Median size	1,735 ft²
Median bedrooms	3
Median year built	1973
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	44%
Company owned	14%
Median loan-to-value	36%
Typical ownership tenure	30.0 yrs

COMMUNITY

Population	732
Density	48 / mi²
Median household income	\$86K
Average household income	\$110K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	66
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	7.0%
Unemployment	0.7%
Average temp	45°F
Annual precip	42 in
Sunshine	54%

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