

Hancock 03449

ZIP code · NH · New Hampshire > Hillsborough County > Hancock

BUYER'S MARKET

\$456K

MEDIAN SALE PRICE

-23.5%

1-YR CHANGE

17

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



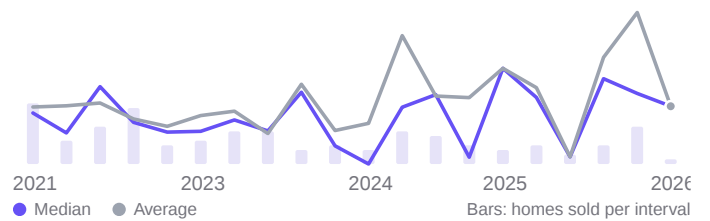
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$475K · Average \$475K

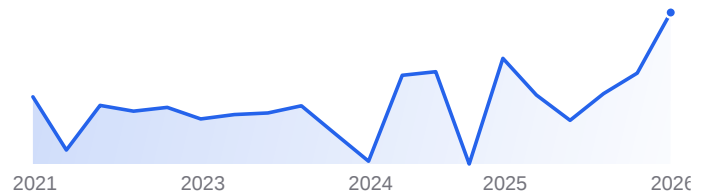
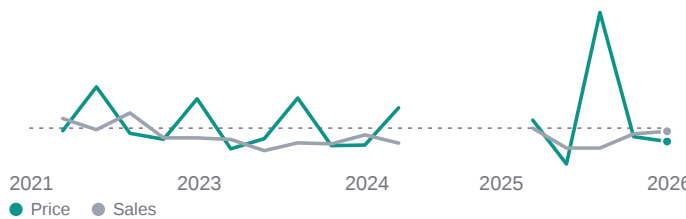


Growth (year over year)

Price -23.5% · Sales -5.6%

Price per square foot

\$329/ft²



Sale premium vs estimated value

+30.9%

Annual turnover (share of homes sold)

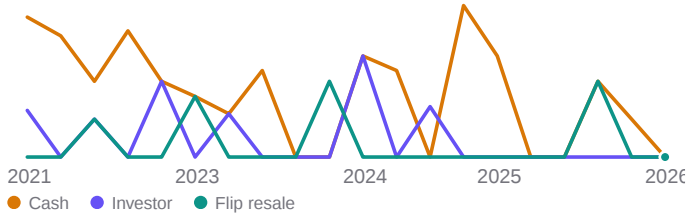
2.0%



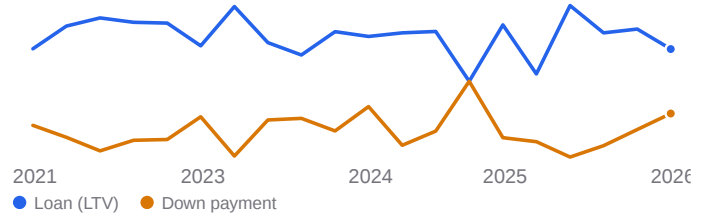
BUYERS & OUTCOMES

Buyer mix

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

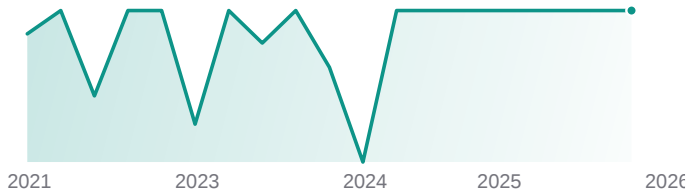


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



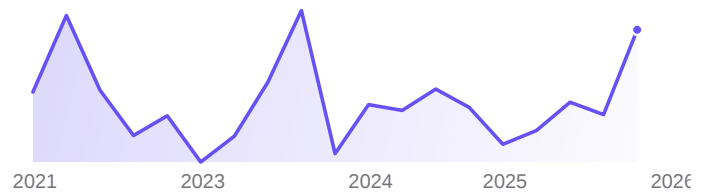
Sellers who sold at a gain

100%



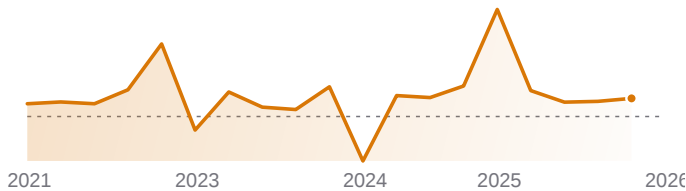
Typical hold before selling

19.3 yrs



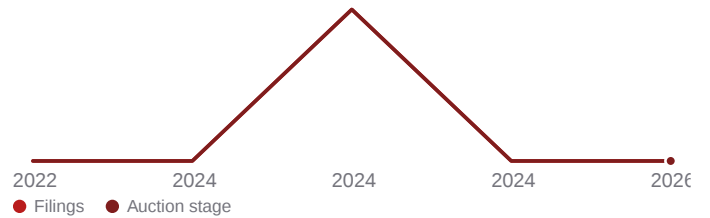
Median annualized return at resale

+9.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	870
Median value (AVM)	\$516K
Median size	2,414 ft²
Median bedrooms	3
Median year built	1975
Single family	90%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.8%
Owner occupied	70%
Company owned	24%
Median loan-to-value	39%

Typical ownership tenure

26.6 yrs

COMMUNITY

Population	1,691
Density	56 / mi ²
Median household income	\$91K
Average household income	\$118K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	80
Homes occupied	88%
Bachelor's or higher	30%
Poverty rate	2.9%
Unemployment	1.0%
Average temp	45°F
Annual precip	48 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.