

Marlborough 03455

ZIP code · NH · New Hampshire > Cheshire County > Marlborough

BALANCED MARKET

\$402K

MEDIAN SALE PRICE

+46.8%

1-YR CHANGE

26

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



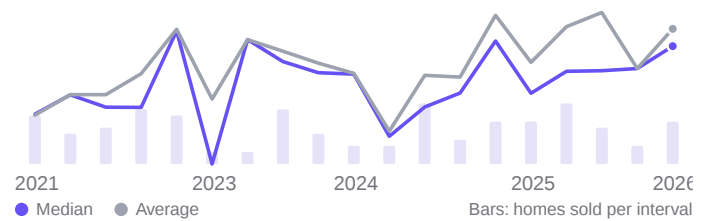
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$360K · Average \$403K

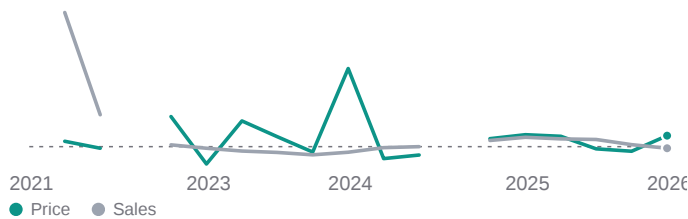


Growth (year over year)

Price +46.8% · Sales -7.1%

Price per square foot

\$253/ft²

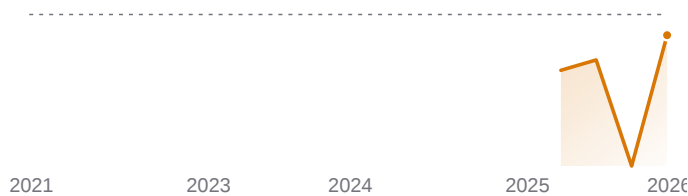


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

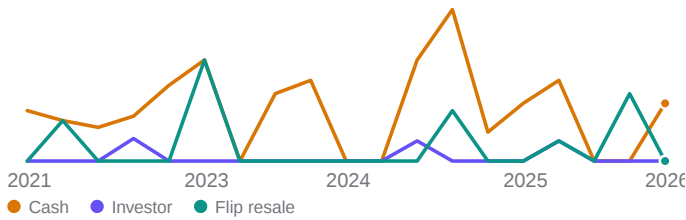
3.2%



BUYERS & OUTCOMES

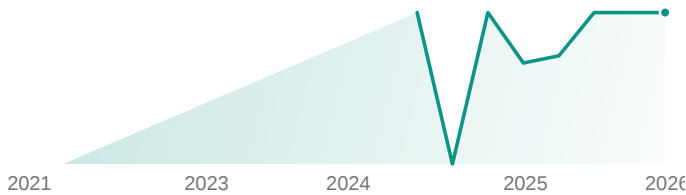
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



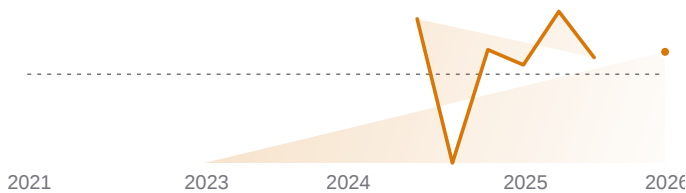
Sellers who sold at a gain

100%

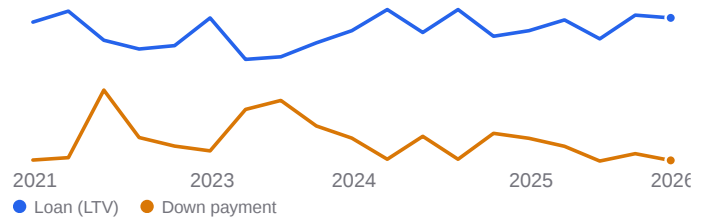


Median annualized return at resale

+7.2%

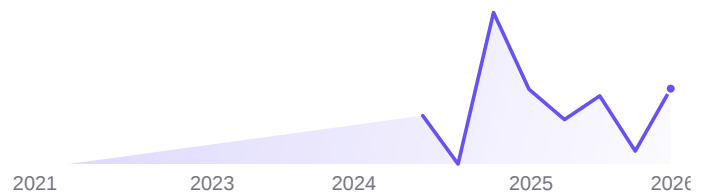


Financing (share of purchase price) Loan (LTV) 90% · Down payment 4.3%



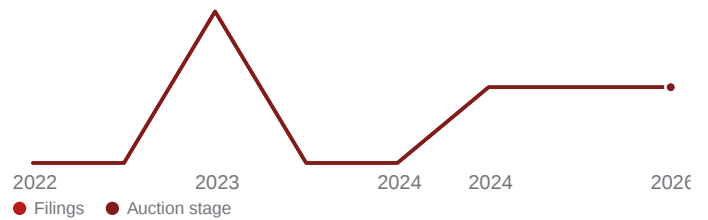
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	812
Median value (AVM)	\$353K
Median size	1,591 ft²
Median bedrooms	3
Median year built	1965
Single family	77%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	50%
Company owned	13%
Median loan-to-value	39%

Typical ownership tenure

24.0 yrs

COMMUNITY

Population	2,270
Density	93 / mi ²
Median household income	\$77K
Average household income	\$107K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	65
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	9.2%
Unemployment	0.7%
Average temp	45°F
Annual precip	46 in
Sunshine	54%

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