

Nelson 03457

ZIP code · NH · New Hampshire > Cheshire County

BUYER'S MARKET

\$628K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$502K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



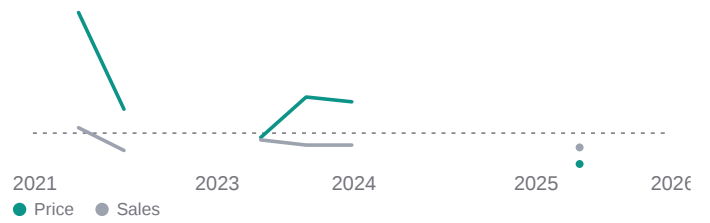
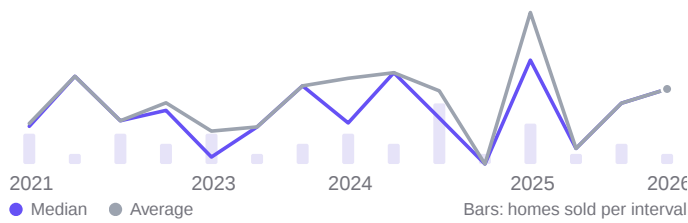
MARKET TRENDS (5 YEARS)

Sale prices

Median \$480K · Average \$480K

Growth (year over year)

Price -64.8% · Sales -30.0%

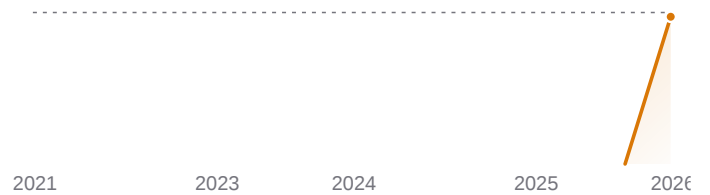


Price per square foot

\$163/ft²

Sale premium vs estimated value

-1.3%



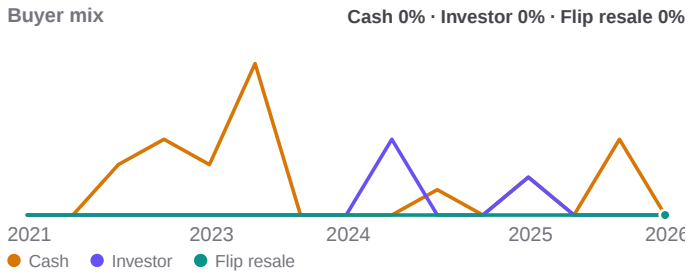
Annual turnover (share of homes sold)

1.7%



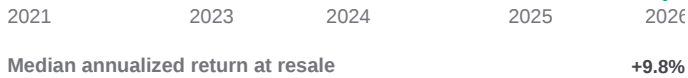
BUYERS & OUTCOMES

Buyer mix



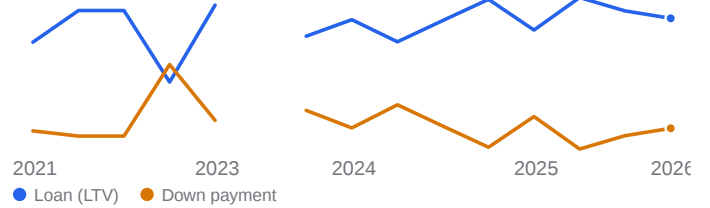
Sellers who sold at a gain

100%



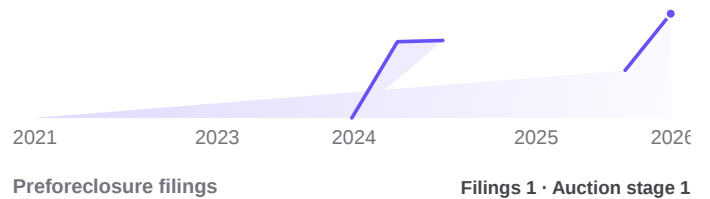
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	483
Median value (AVM)	\$502K
Median size	1,798 ft²
Median bedrooms	3
Median year built	1971
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.3%
Owner occupied	52%
Company owned	31%
Median loan-to-value	28%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	933
Density	29 / mi ²
Median household income	\$95K
Average household income	\$109K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	66
Homes occupied	76%
Bachelor's or higher	25%
Poverty rate	3.9%
Unemployment	0.8%
Average temp	45°F
Annual precip	47 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.