

# Spofford 03462

ZIP code · NH · New Hampshire > Cheshire County

BALANCED MARKET

**\$340K**

MEDIAN SALE PRICE

**+89.9%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$497K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



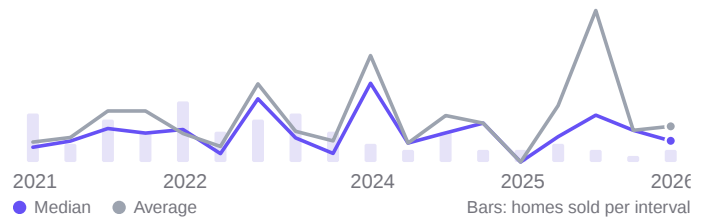
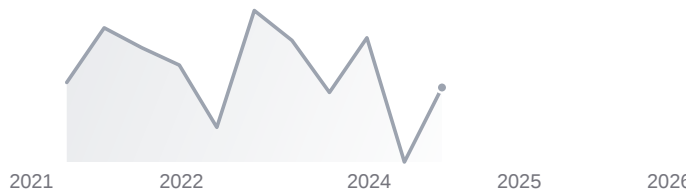
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$340K · Average \$450K

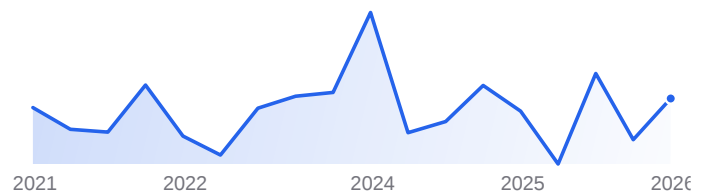
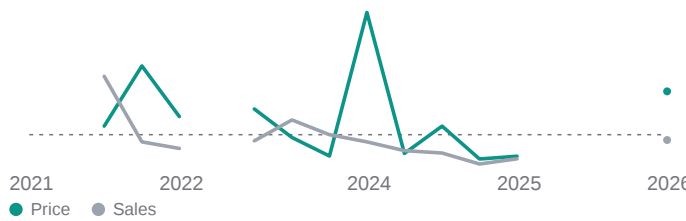


Growth (year over year)

Price +89.9% · Sales -11.1%

Price per square foot

\$212/ft²

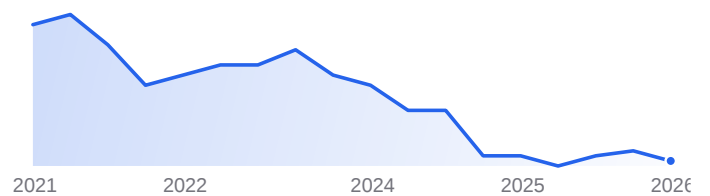
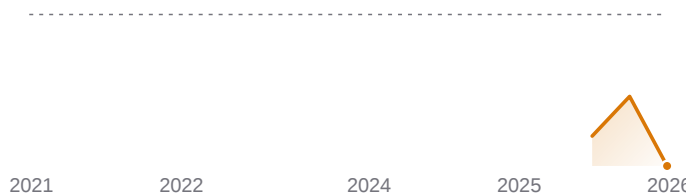


Sale premium vs estimated value

-10.3%

Annual turnover (share of homes sold)

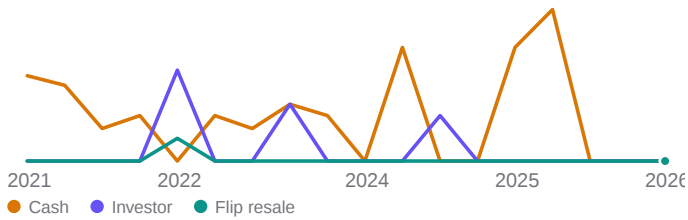
1.0%



## BUYERS & OUTCOMES

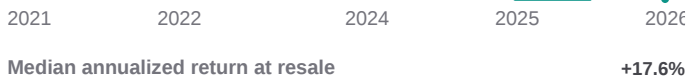
### Buyer mix

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

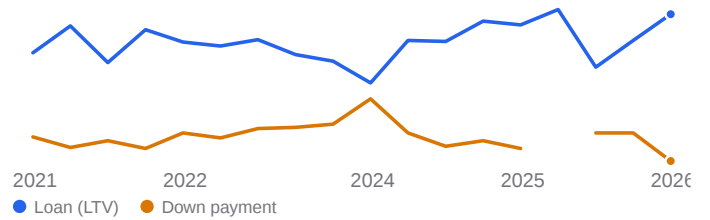


### Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 1.8%



### Typical hold before selling

1.2 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 810       |
| Median value (AVM) | \$497K    |
| Median size        | 2,056 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1975      |
| Single family      | 90%       |
| Condos             | 3.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 69%  |
| Underwater (LTV 125% or more) | 0.3% |
| Owner occupied                | 56%  |
| Company owned                 | 25%  |
| Median loan-to-value          | 36%  |

Typical ownership tenure

**20.7 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>1,495</b>               |
| Density                          | <b>68 / mi<sup>2</sup></b> |
| Median household income          | <b>\$106K</b>              |
| Average household income         | <b>\$106K</b>              |
| Crime index (US avg 100)         | <b>114</b>                 |
| Air pollution index (US avg 100) | <b>75</b>                  |
| Earthquake index (US avg 100)    | <b>57</b>                  |
| Homes occupied                   | <b>82%</b>                 |
| Bachelor's or higher             | <b>20%</b>                 |
| Poverty rate                     | <b>6.0%</b>                |
| Unemployment                     | <b>0.8%</b>                |
| Average temp                     | <b>44°F</b>                |
| Annual precip                    | <b>45 in</b>               |
| Sunshine                         | <b>54%</b>                 |

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.