

Berlin 03570

ZIP code · NH · New Hampshire > Coos County > Berlin

BUYER'S MARKET

\$136K

MEDIAN SALE PRICE

-20.9%

1-YR CHANGE

103

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



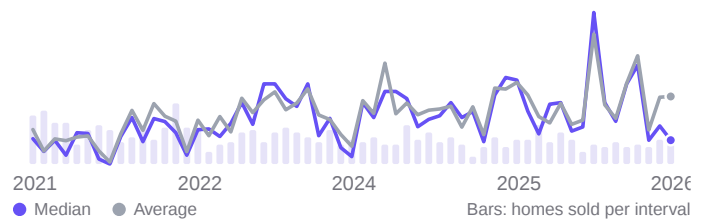
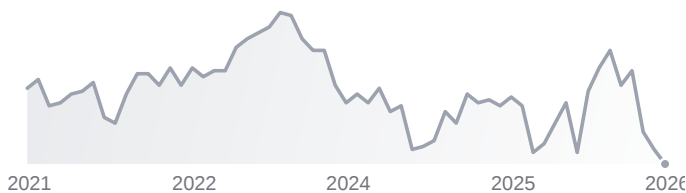
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$130K · Average \$188K

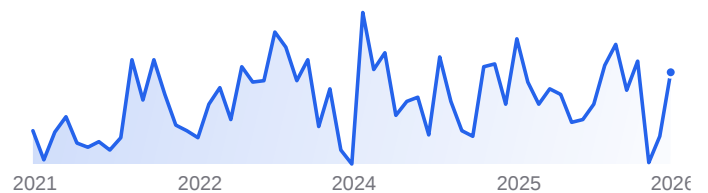
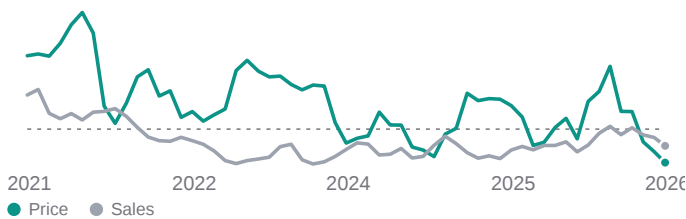


Growth (year over year)

Price -20.9% · Sales -10.4%

Price per square foot

\$125/ft²



Sale premium vs estimated value

+6.7%

Annual turnover (share of homes sold)

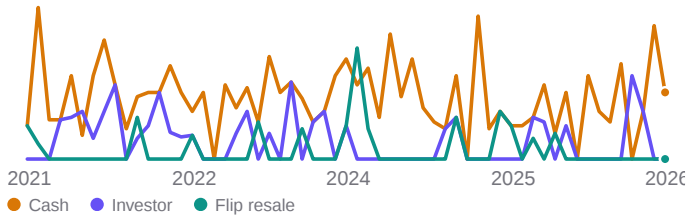
3.2%



BUYERS & OUTCOMES

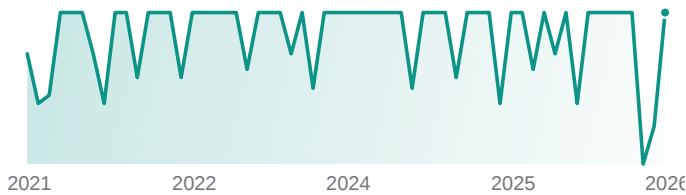
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



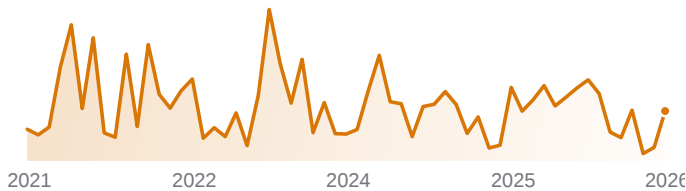
Sellers who sold at a gain

100%

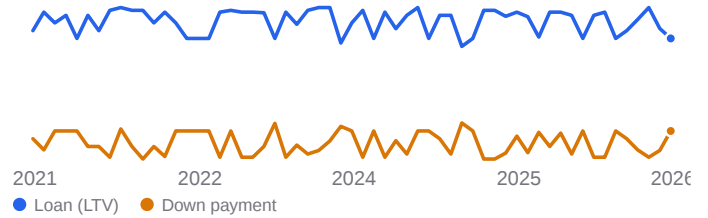


Median annualized return at resale

+10.1%

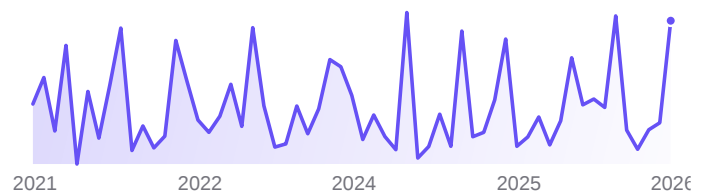


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

12.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,232
Median value (AVM)	\$180K
Median size	1,366 ft²
Median bedrooms	3
Median year built	1922
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	68%
Company owned	9.8%
Median loan-to-value	37%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	9,357
Density	118 / mi²
Median household income	\$48K
Average household income	\$70K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	85
Homes occupied	83%
Bachelor's or higher	12%
Poverty rate	13.6%
Unemployment	0.6%
Average temp	40°F
Annual precip	45 in
Sunshine	33%

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