

Franconia 03580

ZIP code · NH · New Hampshire > Grafton County

BALANCED MARKET

\$963K

MEDIAN SALE PRICE

+46.1%

1-YR CHANGE

16

SALES (12 MO)

\$587K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



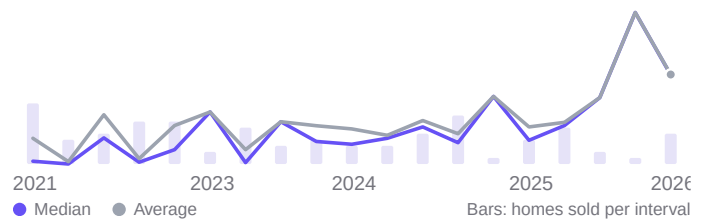
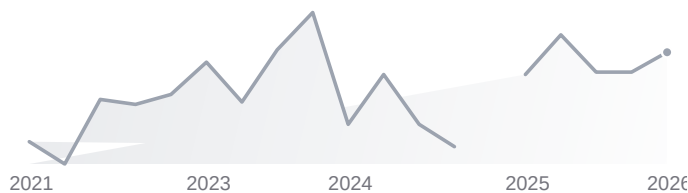
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$1.1M · Average \$1.1M

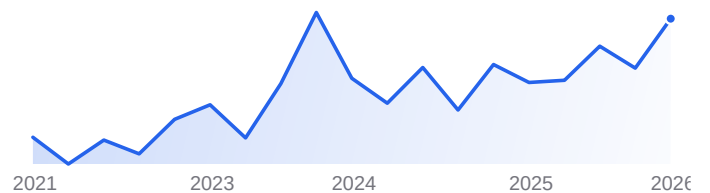
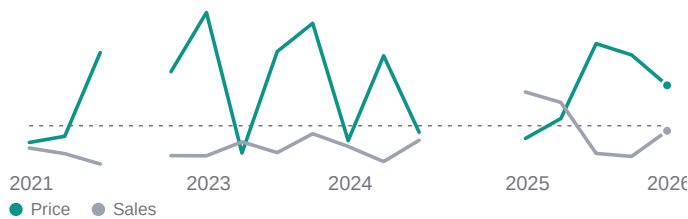


Growth (year over year)

Price +46.1% · Sales -5.9%

Price per square foot

\$370/ft²

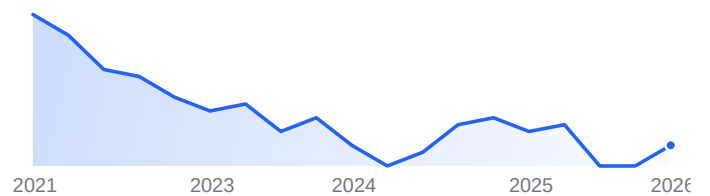
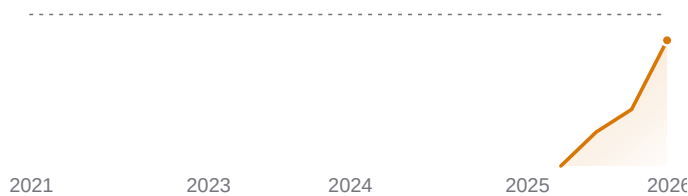


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

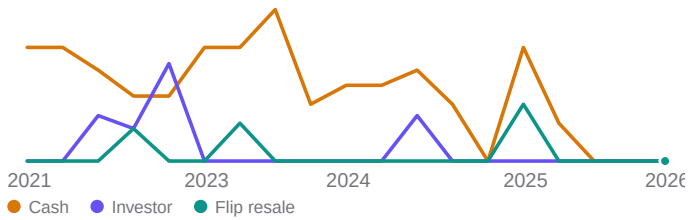
1.5%



BUYERS & OUTCOMES

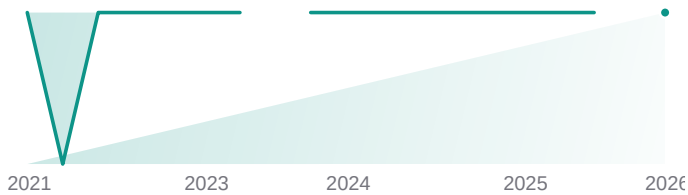
Buyer mix

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



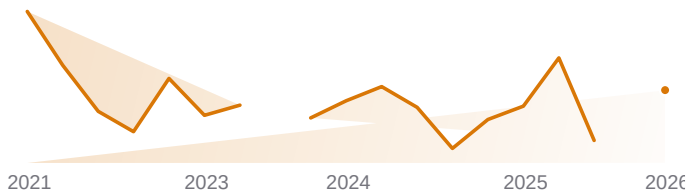
Sellers who sold at a gain

100%

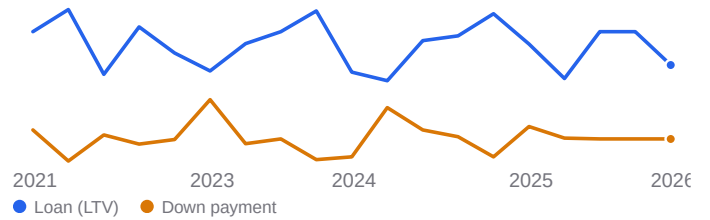


Median annualized return at resale

+12.1%

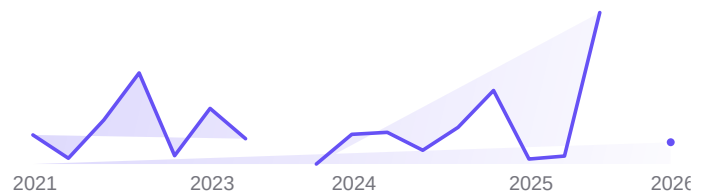


Financing (share of purchase price) Loan (LTV) 61% · Down payment 20%



Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,039
Median value (AVM)	\$587K
Median size	2,182 ft²
Median bedrooms	3
Median year built	1981
Single family	88%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	31%
Company owned	26%
Median loan-to-value	33%

Typical ownership tenure

27.1 yrs

COMMUNITY

Population	972
Density	16 / mi ²
Median household income	\$81K
Average household income	\$104K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	95
Homes occupied	61%
Bachelor's or higher	22%
Poverty rate	9.0%
Unemployment	0.6%
Average temp	40°F
Annual precip	47 in
Sunshine	33%

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.