

Gorham 03581

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

SELLER'S MARKET

\$288K

MEDIAN SALE PRICE

+15.4%

1-YR CHANGE

36

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100

Buyer's market

Balanced

Seller's market

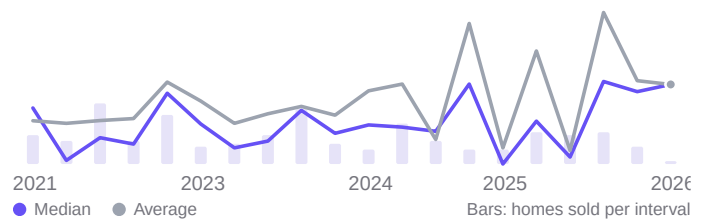
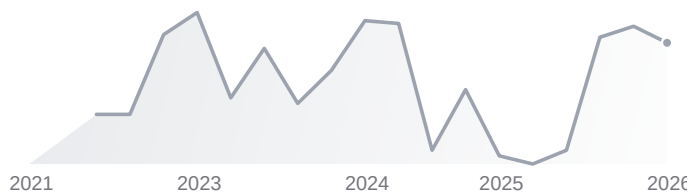
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$285K · Average \$285K

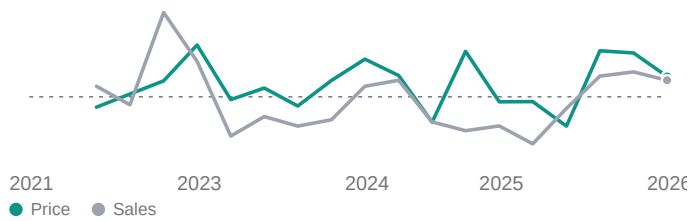


Growth (year over year)

Price +15.4% · Sales +12.5%

Price per square foot

\$283/ft²

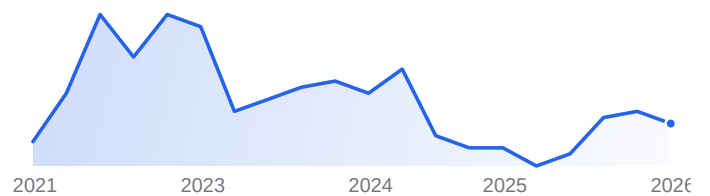
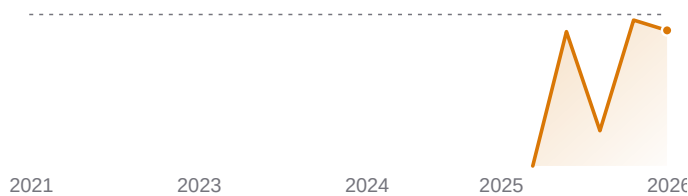


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

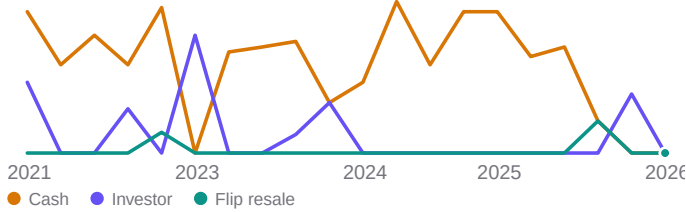
2.5%



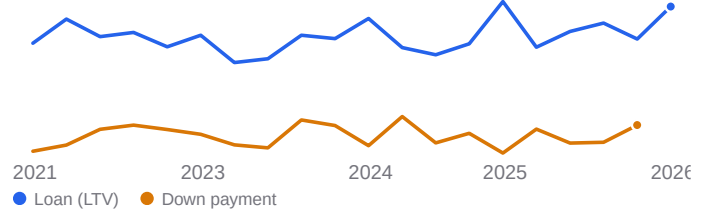
BUYERS & OUTCOMES

Buyer mix

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

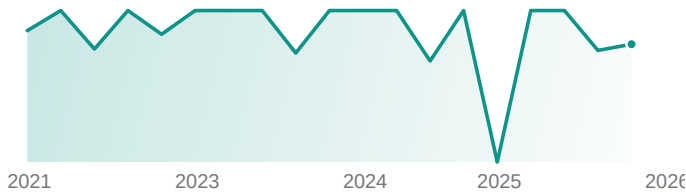


Financing (share of purchase price) Loan (LTV) 100% · Down payment 22%



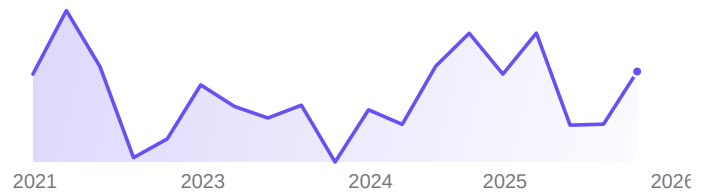
Sellers who sold at a gain

83%



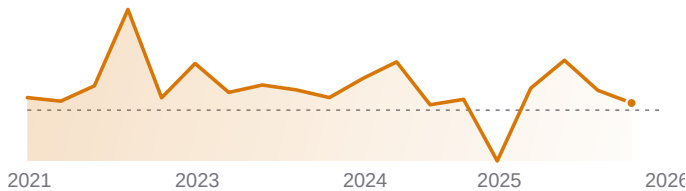
Typical hold before selling

11.0 yrs



Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,454
Median value (AVM)	\$242K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1970
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	17%
Median loan-to-value	33%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	2,936
Density	26 / mi²
Median household income	\$64K
Average household income	\$79K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	88
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	5.7%
Unemployment	0.7%
Average temp	39°F
Annual precip	54 in
Sunshine	33%

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