

Lancaster 03584

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

STRONG BUYER'S MARKET

\$165K

MEDIAN SALE PRICE

-41.9%

1-YR CHANGE

29

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



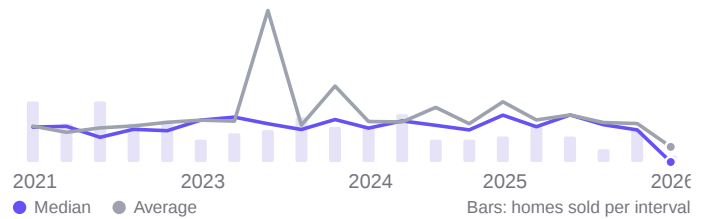
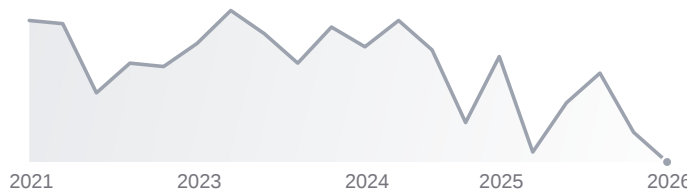
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

9 / 100

Sale prices

Median \$96K · Average \$158K

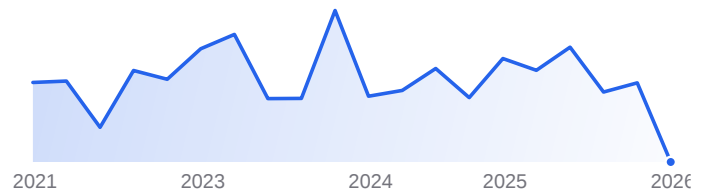
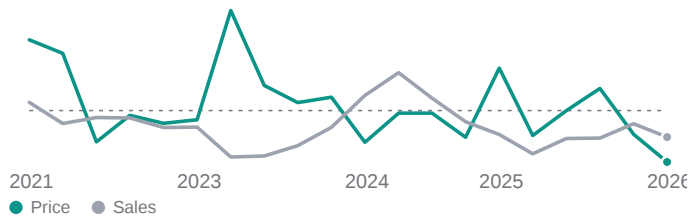


Growth (year over year)

Price -41.9% · Sales -21.6%

Price per square foot

\$37/ft²

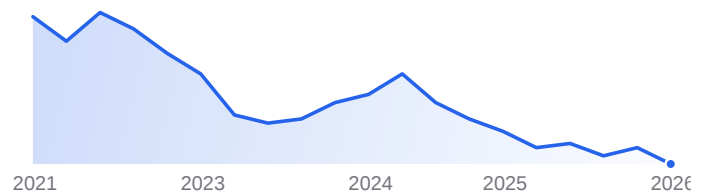


Sale premium vs estimated value

-55.1%

Annual turnover (share of homes sold)

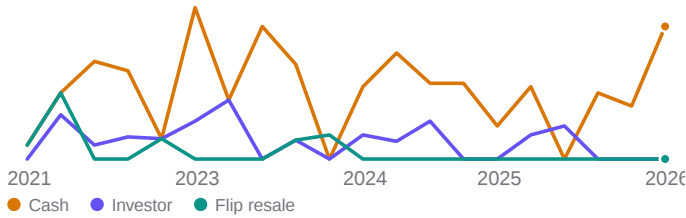
1.9%



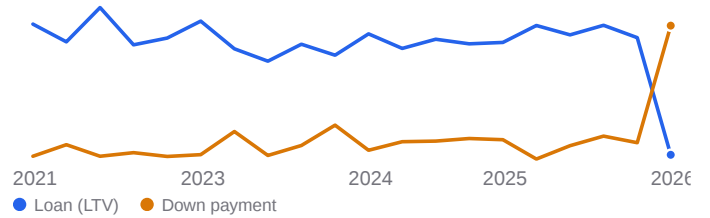
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

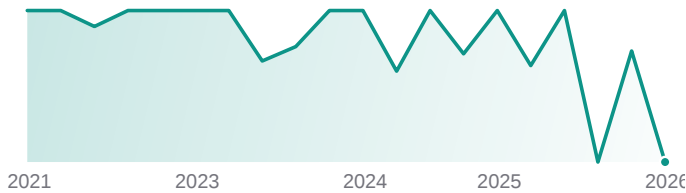


Financing (share of purchase price) Loan (LTV) 9.9% · Down payment 90%



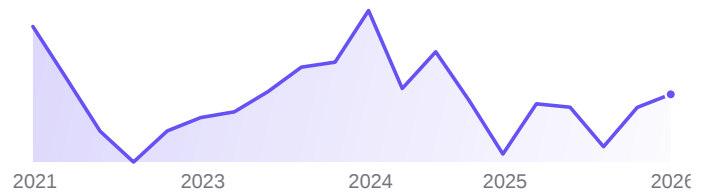
Sellers who sold at a gain

50%



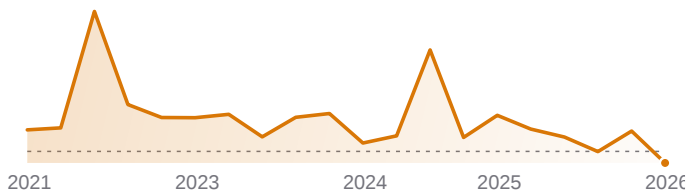
Typical hold before selling

7.2 yrs



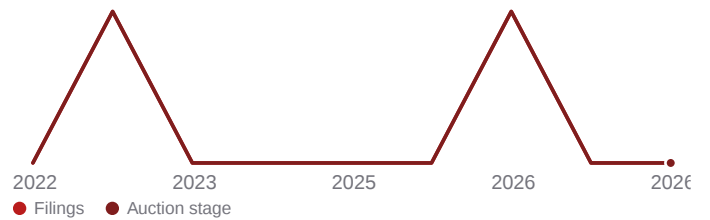
Median annualized return at resale

-3.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,510
Median value (AVM)	\$283K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1960
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.8%
Owner occupied	62%
Company owned	16%
Median loan-to-value	34%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	3,185
Density	47 / mi²
Median household income	\$79K
Average household income	\$86K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	79
Homes occupied	83%
Bachelor's or higher	17%
Poverty rate	9.4%
Unemployment	0.7%
Average temp	41°F
Annual precip	41 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.