

Charlestown 03603

ZIP code · NH · New Hampshire > Sullivan County > Charlestown

SELLER'S MARKET

\$333K

MEDIAN SALE PRICE

+32.0%

1-YR CHANGE

34

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

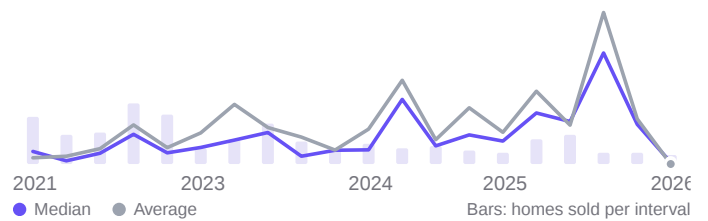
Market temperature (0–100)

70 / 100



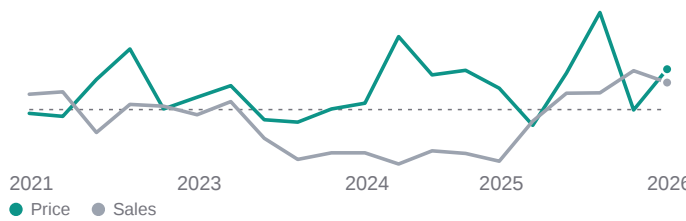
Sale prices

Median \$175K · Average \$170K



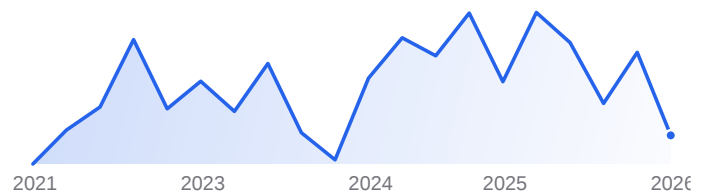
Growth (year over year)

Price +32.0% · Sales +21.4%



Price per square foot

\$134/ft²



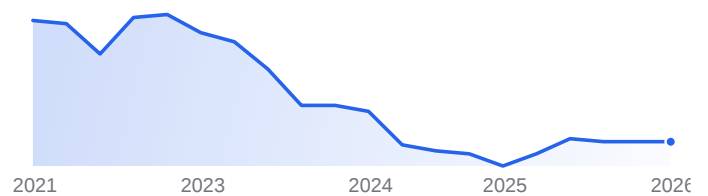
Sale premium vs estimated value

-27.7%



Annual turnover (share of homes sold)

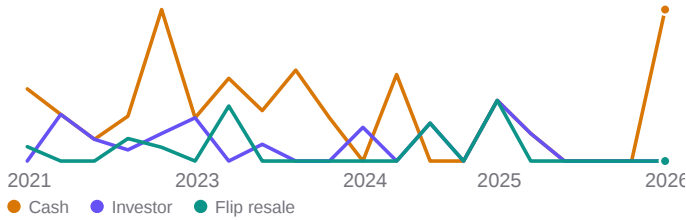
1.6%



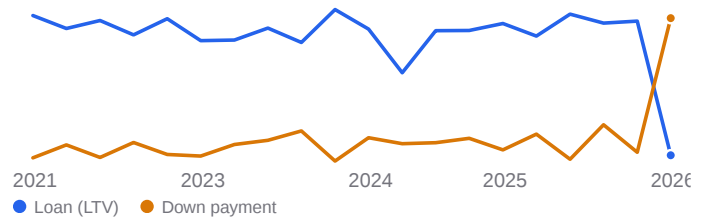
BUYERS & OUTCOMES

Buyer mix

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

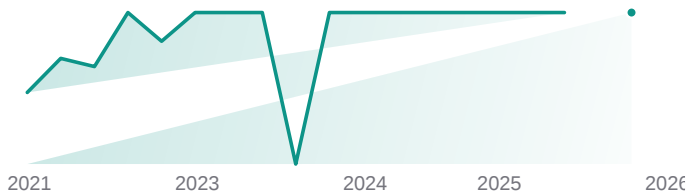


Financing (share of purchase price) Loan (LTV) 6.7% · Down payment 93%



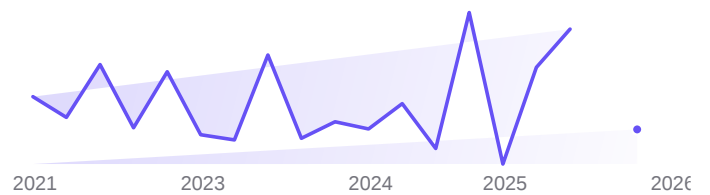
Sellers who sold at a gain

100%



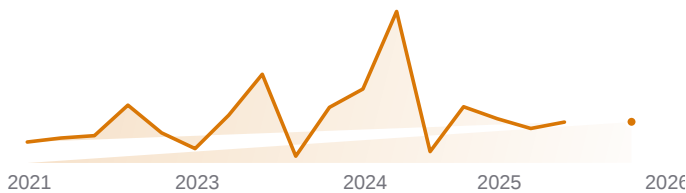
Typical hold before selling

4.9 yrs



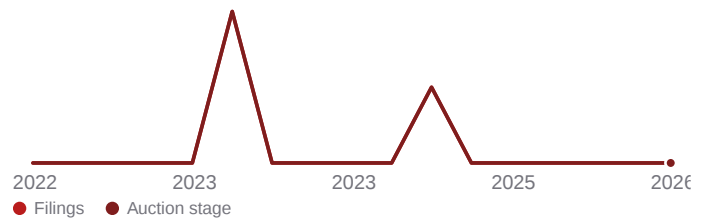
Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,171
Median value (AVM)	\$277K
Median size	1,259 ft²
Median bedrooms	3
Median year built	1977
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	62%
Company owned	9.7%
Median loan-to-value	43%
Typical ownership tenure	22.4 yrs

COMMUNITY

Population	5,301
Density	115 / mi²
Median household income	\$51K
Average household income	\$69K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	70
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	14.6%
Unemployment	0.6%
Average temp	45°F
Annual precip	42 in
Sunshine	54%

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.