

Bath 03740

ZIP code · NH · New Hampshire › Grafton County

BUYER'S MARKET

\$186K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

12

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



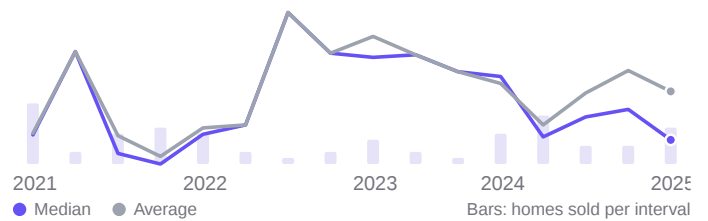
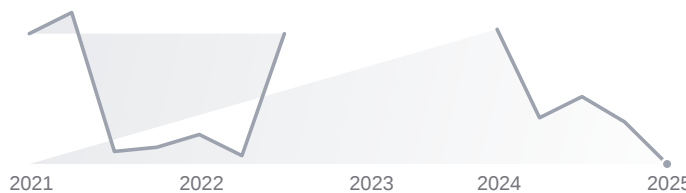
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$186K · Average \$338K

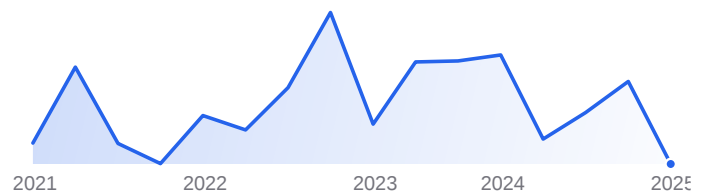
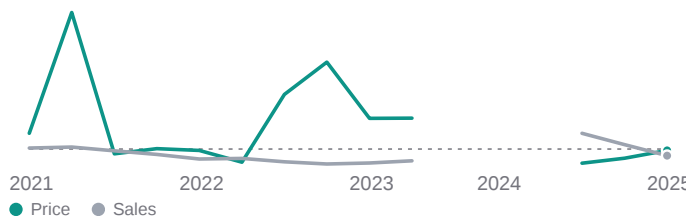


Growth (year over year)

Price -5.1% · Sales -25.0%

Price per square foot

\$48/ft²

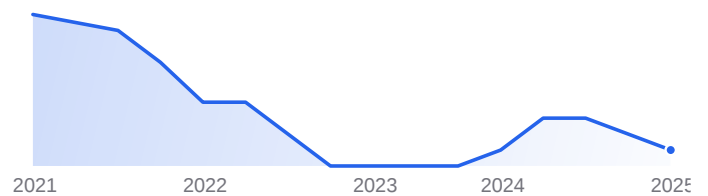


Sale premium vs estimated value

-31.4%

Annual turnover (share of homes sold)

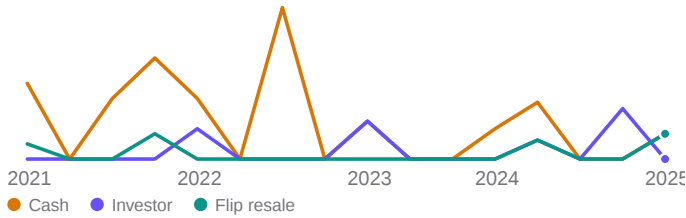
2.0%



BUYERS & OUTCOMES

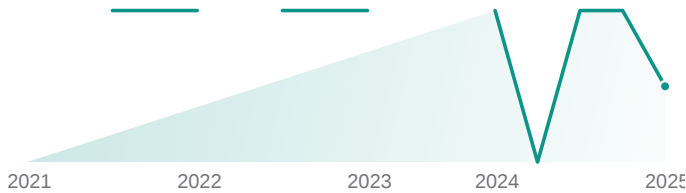
Buyer mix

Cash 17% · Investor 0% · Flip resale 17%



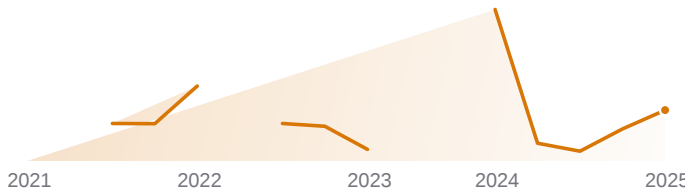
Sellers who sold at a gain

75%

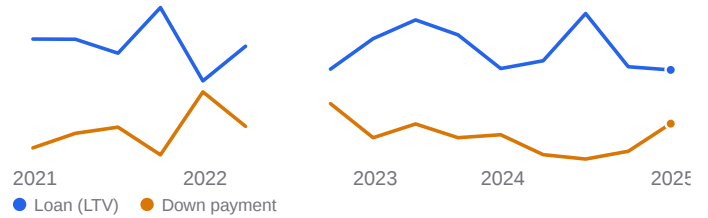


Median annualized return at resale

+18.8%

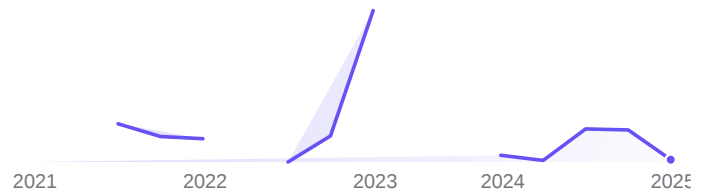


Financing (share of purchase price) Loan (LTV) 60% · Down payment 28%



Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	608
Median value (AVM)	\$300K
Median size	1,678 ft²
Median bedrooms	3
Median year built	1980
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.9%
Owner occupied	48%
Company owned	13%
Median loan-to-value	35%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	724
Density	20 / mi²
Median household income	\$71K
Average household income	\$91K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	88
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	9.4%
Unemployment	0.7%
Average temp	42°F
Annual precip	40 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.