

Canaan 03741

ZIP code · NH · New Hampshire › Grafton County › Canaan

STRONG BUYER'S MARKET

\$271K

MEDIAN SALE PRICE

-14.1%

1-YR CHANGE

27

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



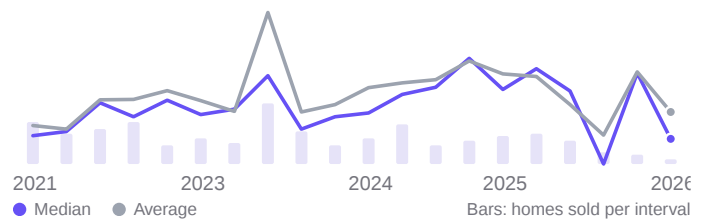
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$200K · Average \$283K

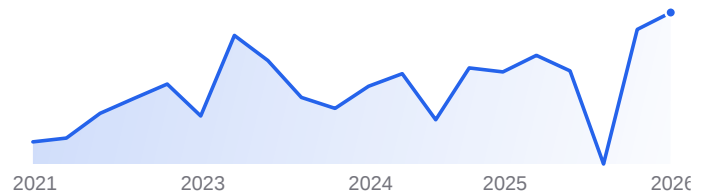
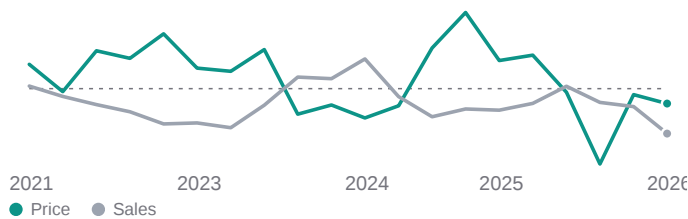


Growth (year over year)

Price -14.1% · Sales -42.6%

Price per square foot

\$261/ft²

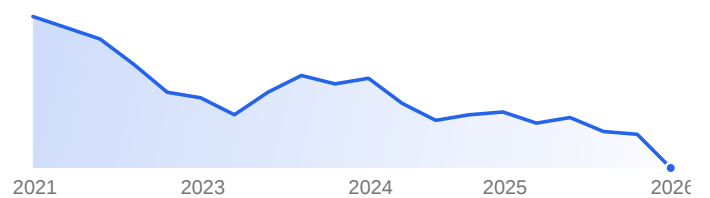


Sale premium vs estimated value

+23.5%

Annual turnover (share of homes sold)

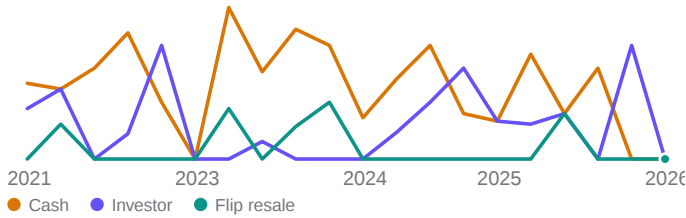
1.4%



BUYERS & OUTCOMES

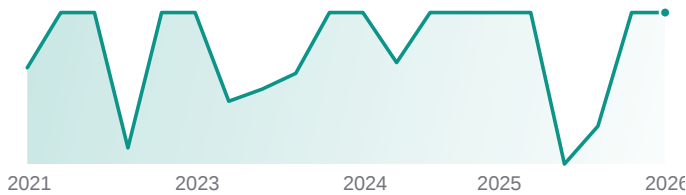
Buyer mix

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



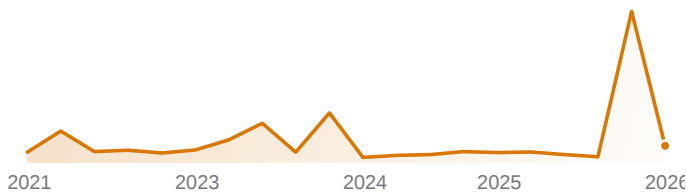
Sellers who sold at a gain

100%

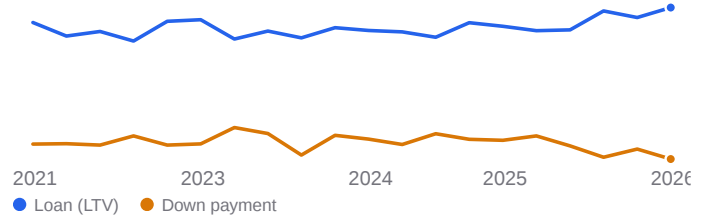


Median annualized return at resale

+13.3%

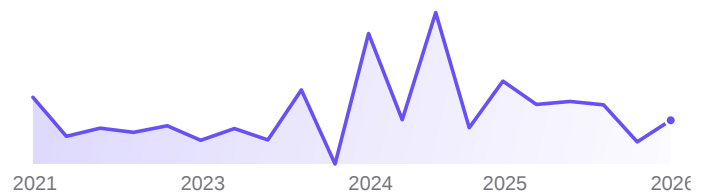


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



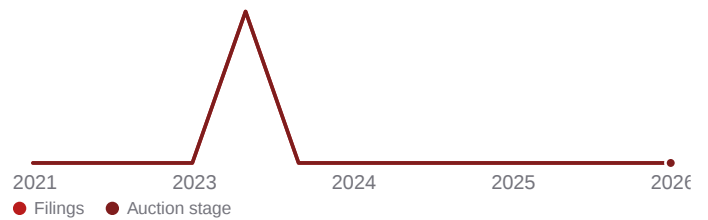
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,890
Median value (AVM)	\$354K
Median size	1,671 ft²
Median bedrooms	3
Median year built	1983
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.6%
Owner occupied	64%
Company owned	13%
Median loan-to-value	44%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,505
Density	57 / mi²
Median household income	\$88K
Average household income	\$95K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	99
Homes occupied	85%
Bachelor's or higher	14%
Poverty rate	11.9%
Unemployment	0.7%
Average temp	43°F
Annual precip	42 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.