

West Lebanon 03784

ZIP code · NH · New Hampshire > Grafton County

BALANCED MARKET

\$518K

MEDIAN SALE PRICE

+29.0%

1-YR CHANGE

28

SALES (12 MO)

\$501K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



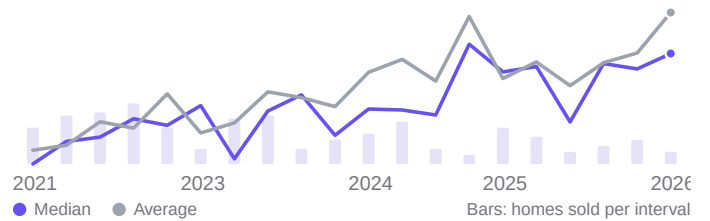
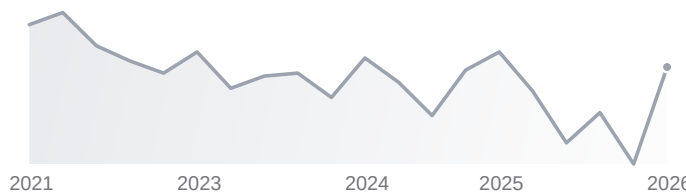
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$585K · Average \$679K

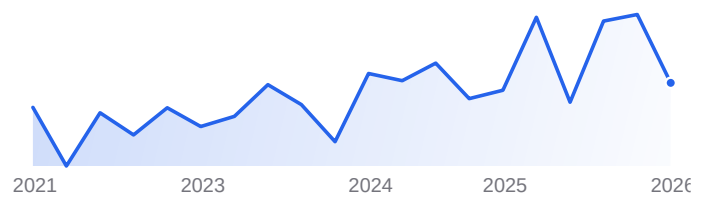
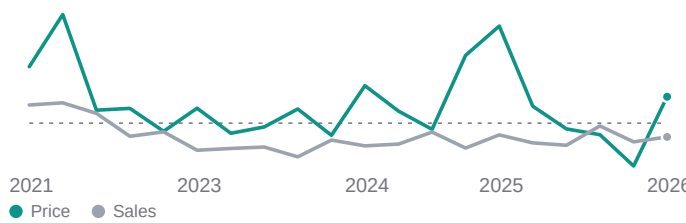


Growth (year over year)

Price +29.0% · Sales -15.2%

Price per square foot

\$284/ft²

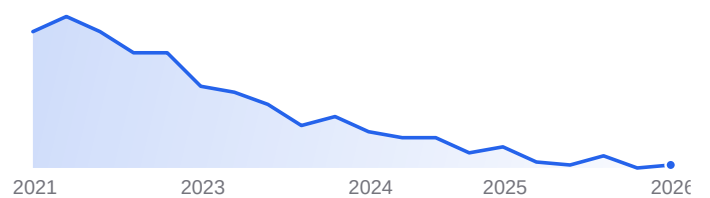


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

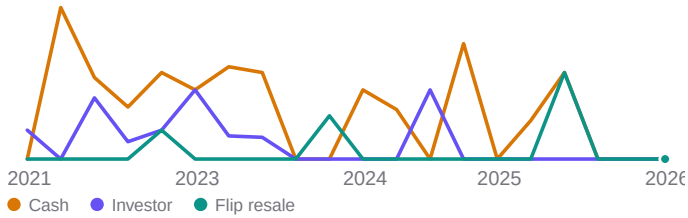
2.4%



BUYERS & OUTCOMES

Buyer mix

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



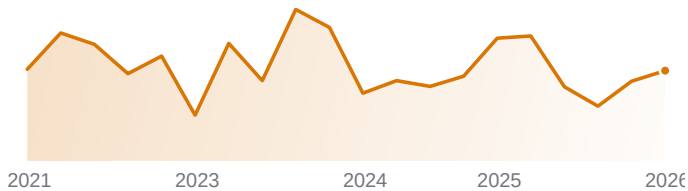
Sellers who sold at a gain

100%

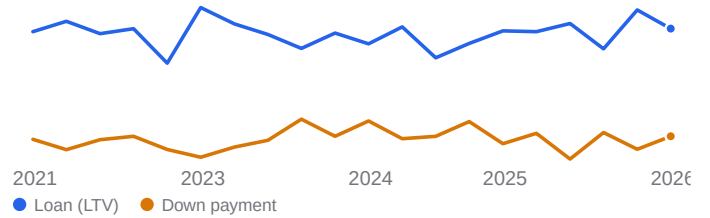


Median annualized return at resale

+6.2%

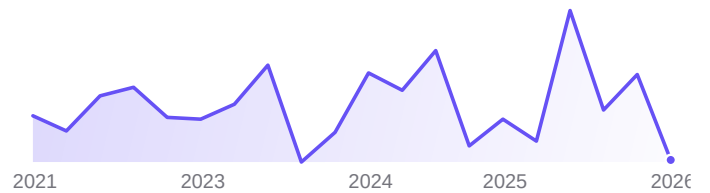


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



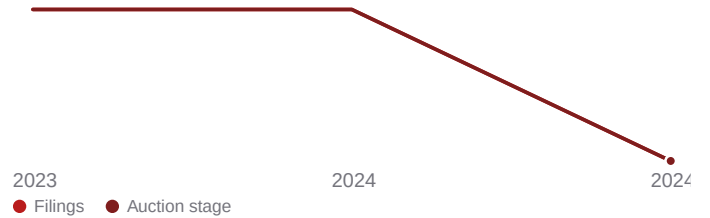
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,155
Median value (AVM)	\$501K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1971
Single family	74%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.4%
Owner occupied	73%
Company owned	15%
Median loan-to-value	40%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	5,354
Density	408 / mi ²
Median household income	\$80K
Average household income	\$104K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	80
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	10.9%
Unemployment	0.7%
Average temp	44°F
Annual precip	40 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.