

Woodsville 03785

ZIP code · NH · New Hampshire > Grafton County > Woodsville

BALANCED MARKET

\$250K

MEDIAN SALE PRICE

-37.6%

1-YR CHANGE

20

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



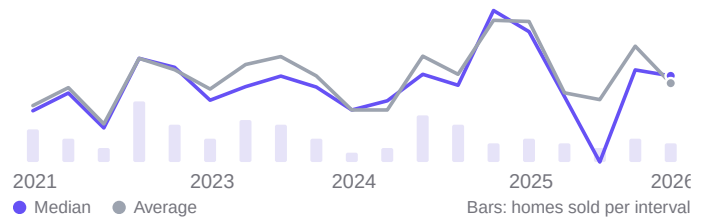
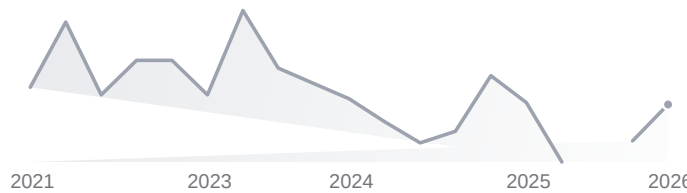
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$240K · Average \$225K

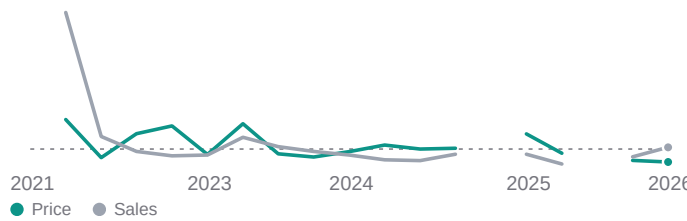


Growth (year over year)

Price -37.6% · Sales +5.3%

Price per square foot

\$82/ft²

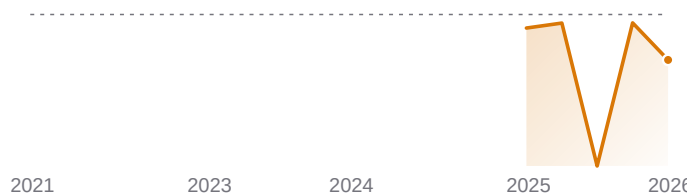


Sale premium vs estimated value

-18.6%

Annual turnover (share of homes sold)

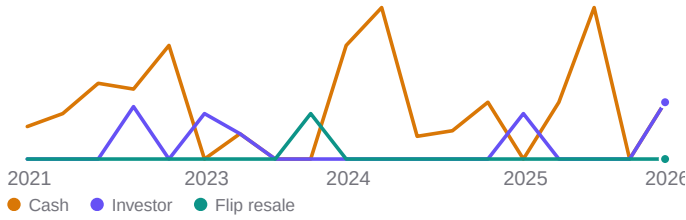
2.9%



BUYERS & OUTCOMES

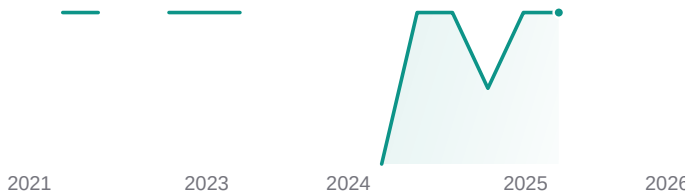
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



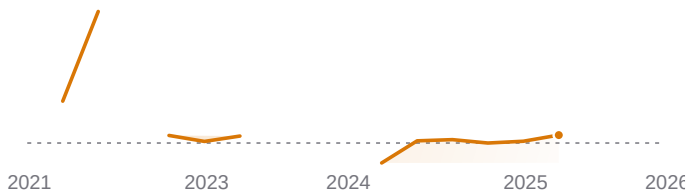
Sellers who sold at a gain

100%

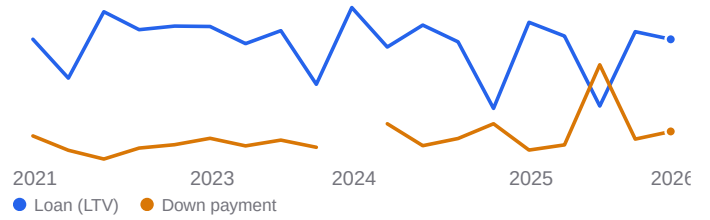


Median annualized return at resale

+22.4%

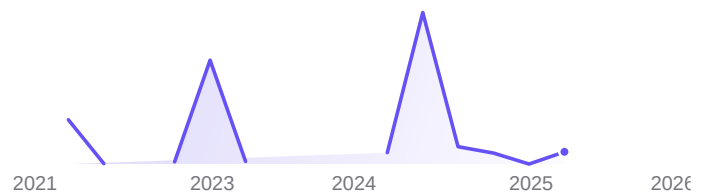


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



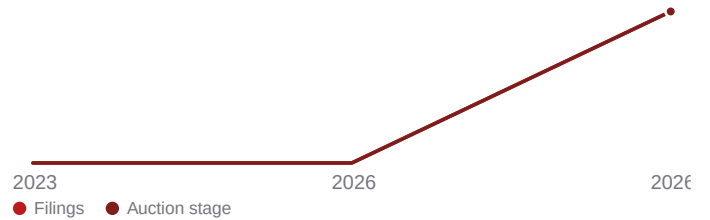
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	697
Median value (AVM)	\$290K
Median size	1,616 ft²
Median bedrooms	3
Median year built	1974
Single family	80%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	11%
Median loan-to-value	35%

Typical ownership tenure

24.1 yrs

COMMUNITY

Population	1,659
Density	29 / mi ²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	92
Homes occupied	65%
Bachelor's or higher	16%
Poverty rate	10.4%
Unemployment	0.6%
Average temp	36°F
Annual precip	56 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.