

Center Ossipee 03814

ZIP code · NH · New Hampshire > Carroll County > Center Ossipee

BUYER'S MARKET

\$383K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

25

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



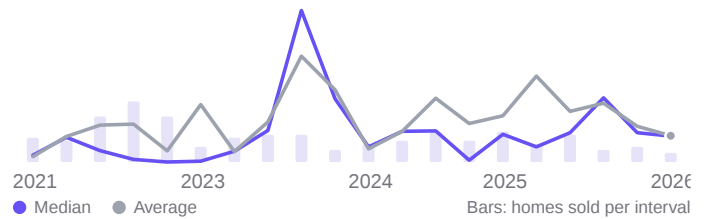
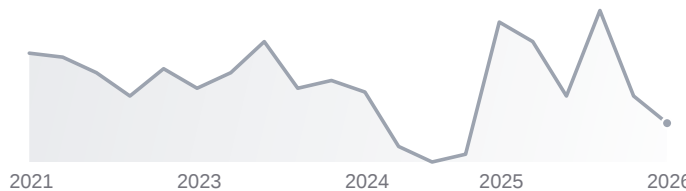
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$350K · Average \$352K

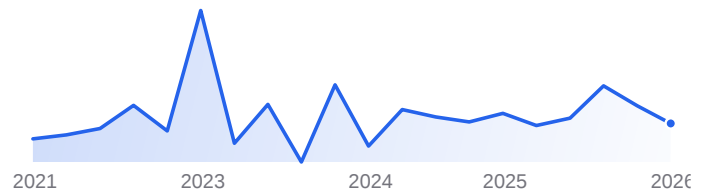
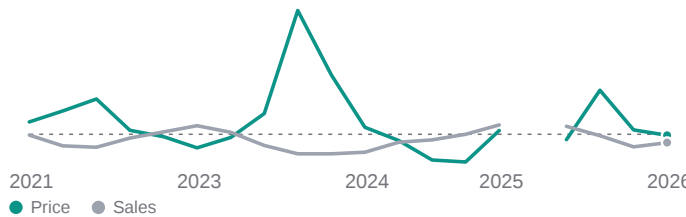


Growth (year over year)

Price -2.5% · Sales -19.4%

Price per square foot

\$184/ft²

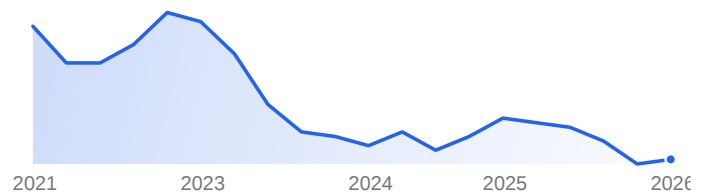


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

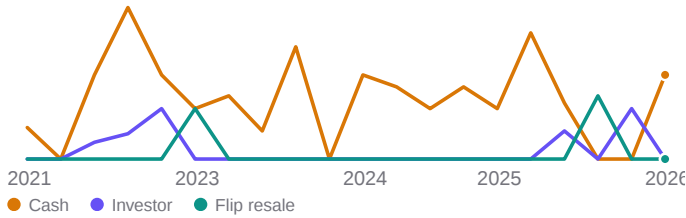
1.6%



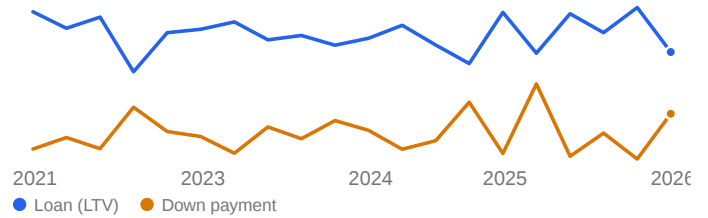
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

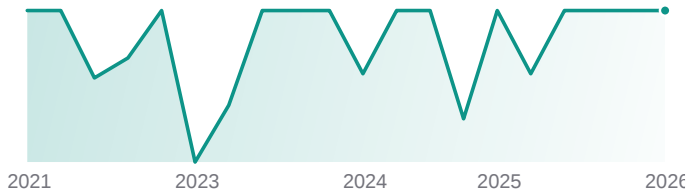


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



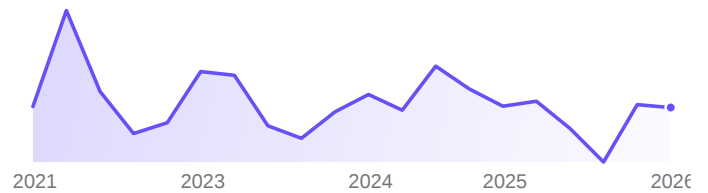
Sellers who sold at a gain

100%



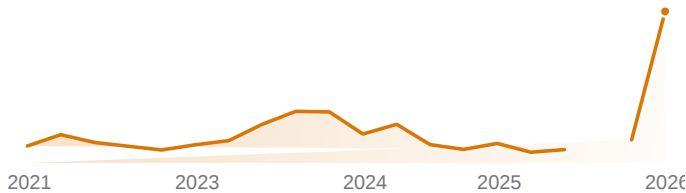
Typical hold before selling

5.1 yrs



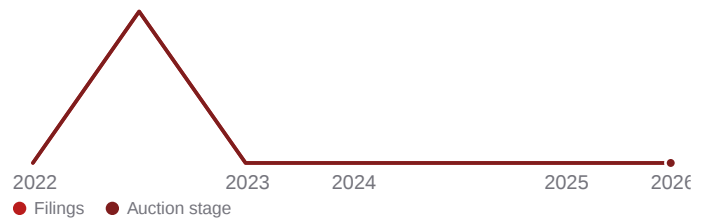
Median annualized return at resale

+76.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,547
Median value (AVM)	\$470K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1985
Single family	75%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.3%
Owner occupied	31%
Company owned	18%
Median loan-to-value	28%

Typical ownership tenure

22.4 yrs

COMMUNITY

Population	2,387
Density	59 / mi ²
Median household income	\$93K
Average household income	\$97K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	115
Homes occupied	58%
Bachelor's or higher	24%
Poverty rate	7.3%
Unemployment	0.7%
Average temp	43°F
Annual precip	48 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.