

East Wakefield 03830

ZIP code · NH · New Hampshire > Carroll County

BUYER'S MARKET

\$425K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

31

SALES (12 MO)

\$514K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



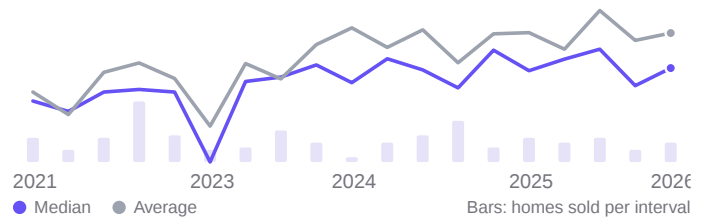
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$425K · Average \$558K

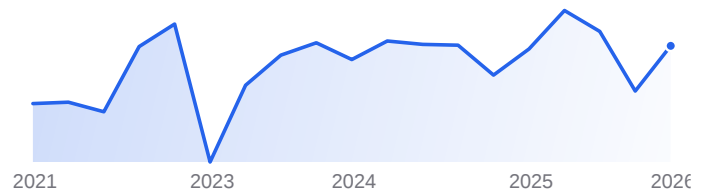
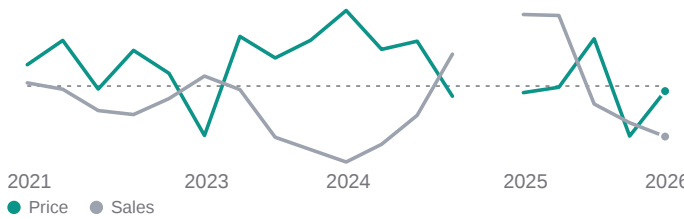


Growth (year over year)

Price -2.9% · Sales -29.5%

Price per square foot

\$288/ft²

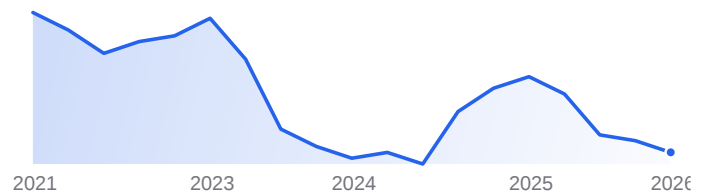
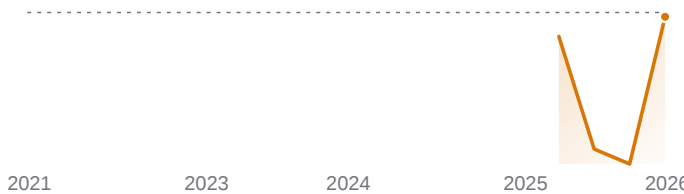


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

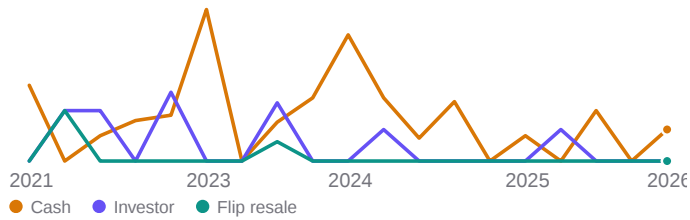
1.6%



BUYERS & OUTCOMES

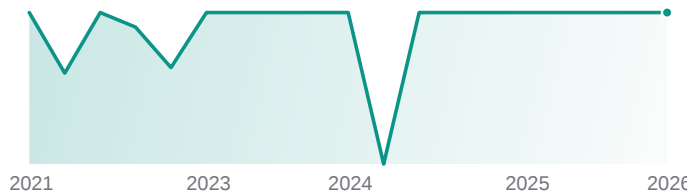
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



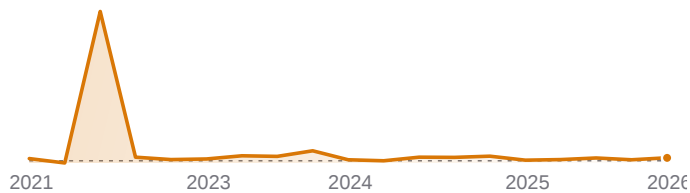
Sellers who sold at a gain

100%

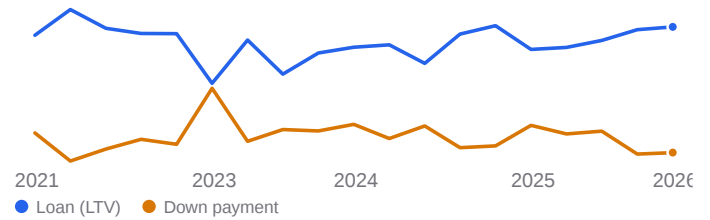


Median annualized return at resale

+12.1%

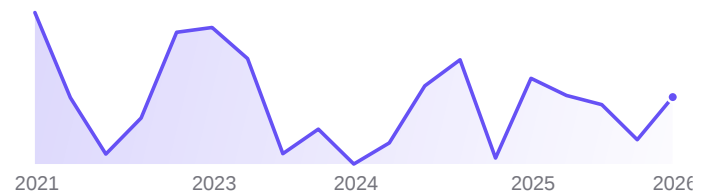


Financing (share of purchase price) Loan (LTV) 88% · Down payment 7.5%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,919
Median value (AVM)	\$514K
Median size	1,466 ft²
Median bedrooms	3
Median year built	1986
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.8%
Owner occupied	27%
Company owned	24%
Median loan-to-value	30%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,716
Density	109 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	109
Homes occupied	46%
Bachelor's or higher	12%
Poverty rate	6.7%
Unemployment	0.8%
Average temp	43°F
Annual precip	47 in
Sunshine	34%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.