

Gilmanton Iron Works 03837

ZIP code · NH · New Hampshire > Belknap County

BALANCED MARKET

\$475K

MEDIAN SALE PRICE

+18.8%

1-YR CHANGE

13

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

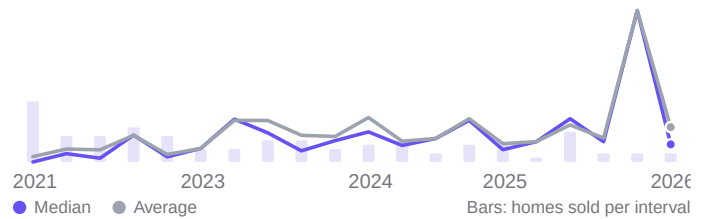
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$420K · Average \$551K

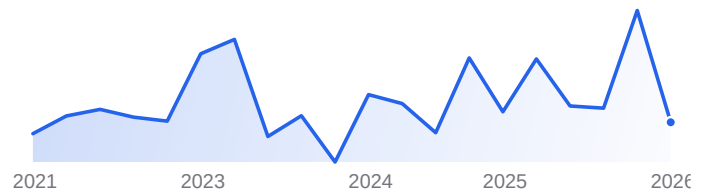
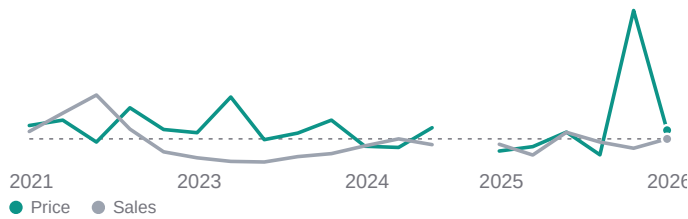


Growth (year over year)

Price +18.8% · Sales +0.0%

Price per square foot

\$185/ft²

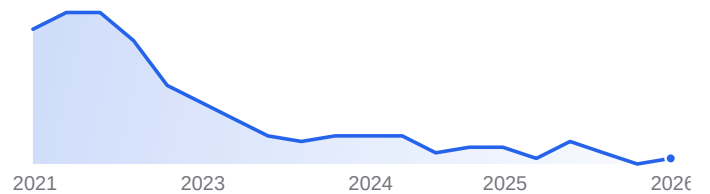


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

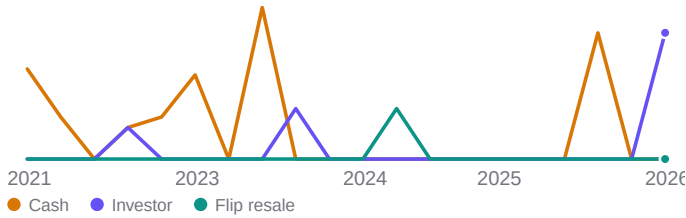
1.7%



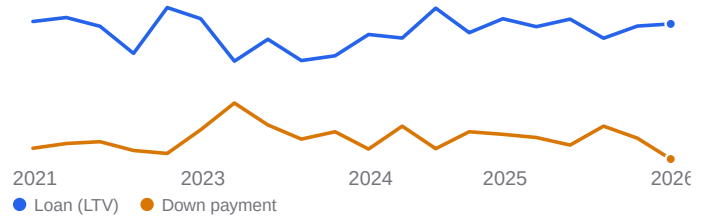
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 0%

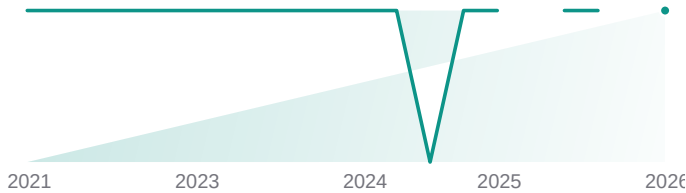


Financing (share of purchase price) Loan (LTV) 87% · Down payment 1.5%



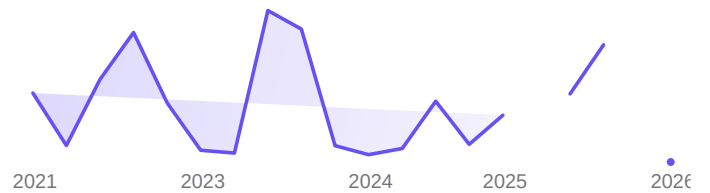
Sellers who sold at a gain

100%



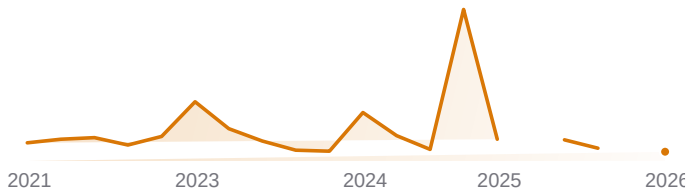
Typical hold before selling

1.1 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	760
Median value (AVM)	\$510K
Median size	1,875 ft²
Median bedrooms	3
Median year built	1980
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0%
Owner occupied	57%
Company owned	24%
Median loan-to-value	34%
Typical ownership tenure	24.1 yrs

COMMUNITY

Population	1,400
Density	62 / mi²
Median household income	\$100K
Average household income	\$117K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	117
Homes occupied	70%
Bachelor's or higher	29%
Poverty rate	9.2%
Unemployment	1.0%
Average temp	45°F
Annual precip	48 in
Sunshine	54%

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.