

Jackson 03846

ZIP code · NH · New Hampshire > Carroll County

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+76.4%

1-YR CHANGE

16

SALES (12 MO)

\$597K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

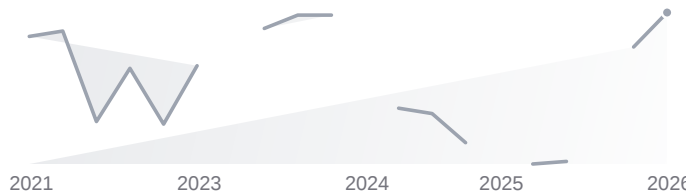
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

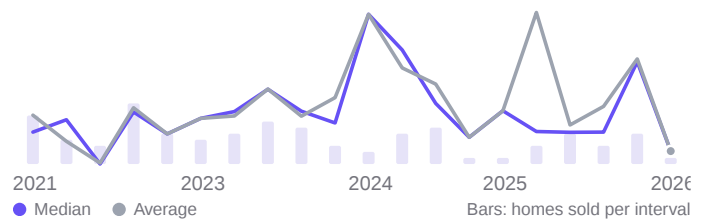
Market temperature (0–100)

73 / 100



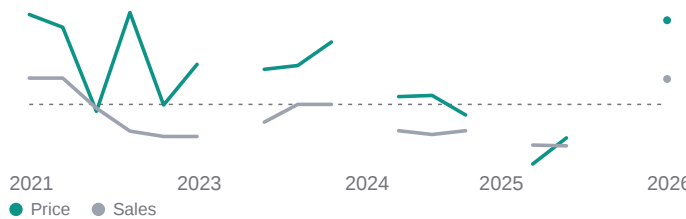
Sale prices

Median \$400K · Average \$400K



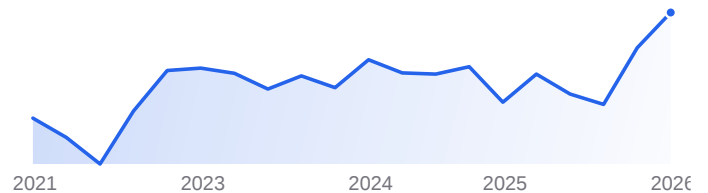
Growth (year over year)

Price +76.4% · Sales +23.1%



Price per square foot

\$459/ft²



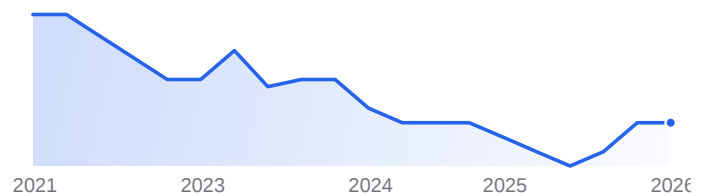
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

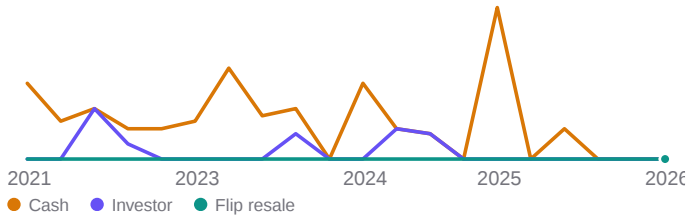
1.5%



BUYERS & OUTCOMES

Buyer mix

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



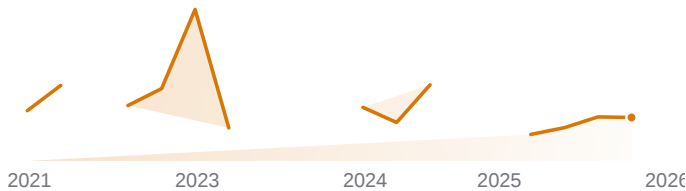
Sellers who sold at a gain

100%

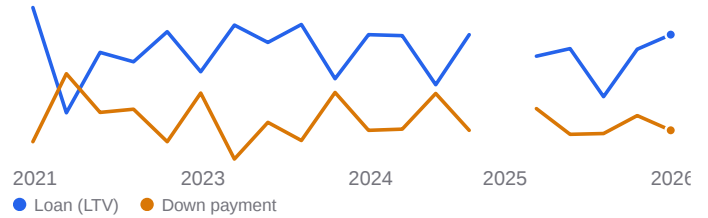


Median annualized return at resale

+8.7%

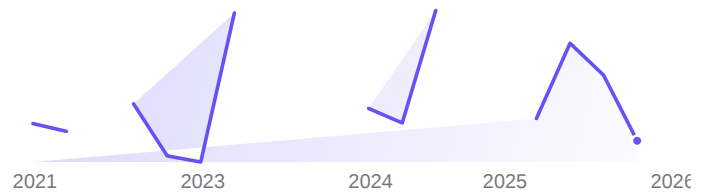


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,074
Median value (AVM)	\$597K
Median size	2,112 ft²
Median bedrooms	3
Median year built	1984
Single family	75%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.5%
Owner occupied	4.8%
Company owned	36%
Median loan-to-value	23%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	2,052
Density	10 / mi²
Median household income	\$93K
Average household income	\$124K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	99
Homes occupied	49%
Bachelor's or higher	24%
Poverty rate	7.4%
Unemployment	0.6%
Average temp	40°F
Annual precip	53 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.