

Madison 03849

ZIP code · NH · New Hampshire > Carroll County

SELLER'S MARKET

\$485K

MEDIAN SALE PRICE

+27.2%

1-YR CHANGE

42

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

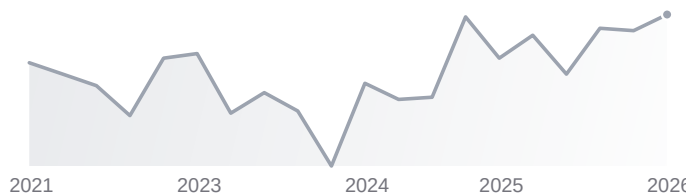
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

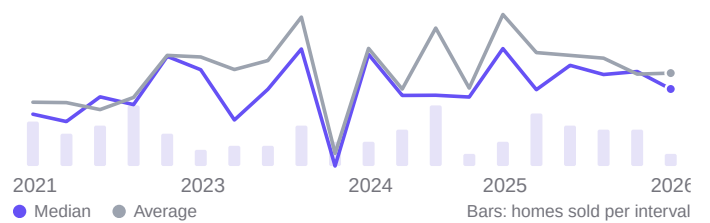
Market temperature (0-100)

73 / 100



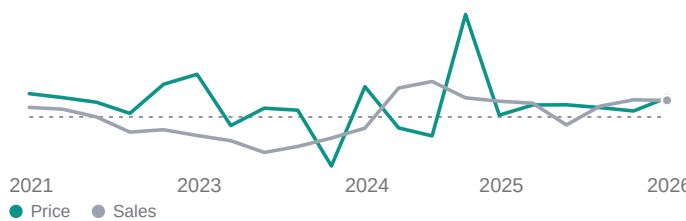
Sale prices

Median \$390K · Average \$437K



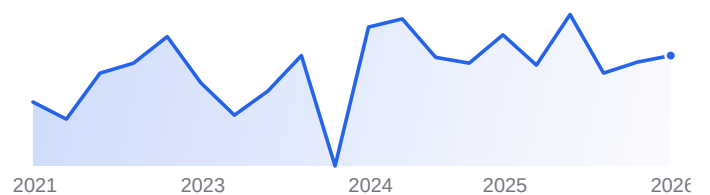
Growth (year over year)

Price +27.2% · Sales +23.5%



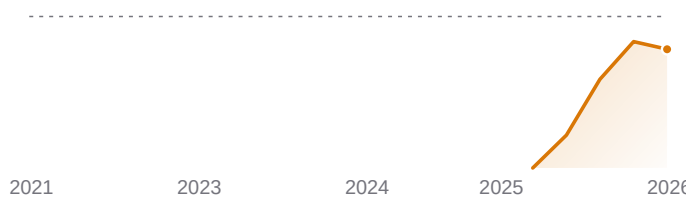
Price per square foot

\$251/ft²



Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

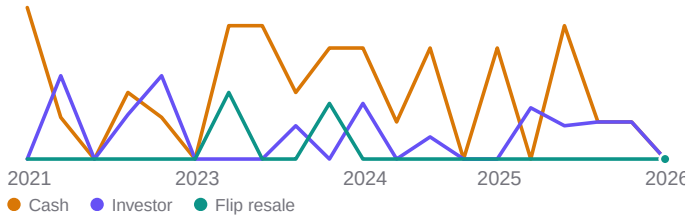
2.6%



BUYERS & OUTCOMES

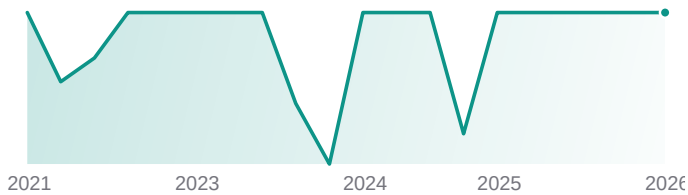
Buyer mix

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



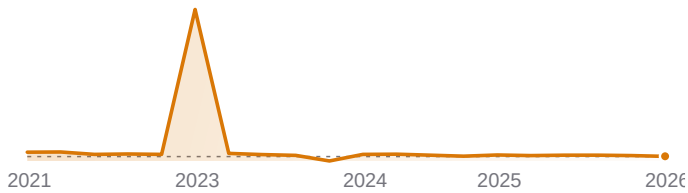
Sellers who sold at a gain

100%

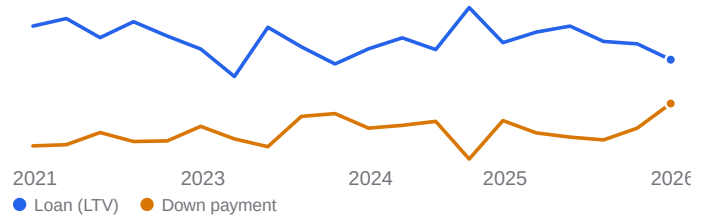


Median annualized return at resale

+1.3%

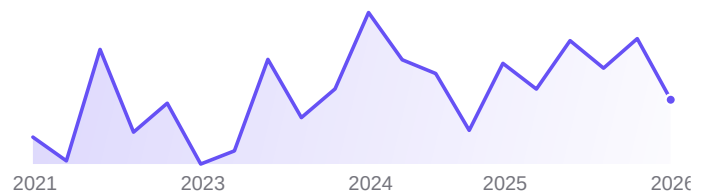


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,591
Median value (AVM)	\$431K
Median size	1,760 ft²
Median bedrooms	3
Median year built	1985
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	19%
Company owned	18%
Median loan-to-value	34%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,569
Density	60 / mi²
Median household income	\$100K
Average household income	\$124K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	106
Homes occupied	57%
Bachelor's or higher	23%
Poverty rate	5.6%
Unemployment	0.6%
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.