

Ossipee 03864

ZIP code · NH · New Hampshire > Carroll County

BALANCED MARKET

\$456K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

33

SALES (12 MO)

\$412K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



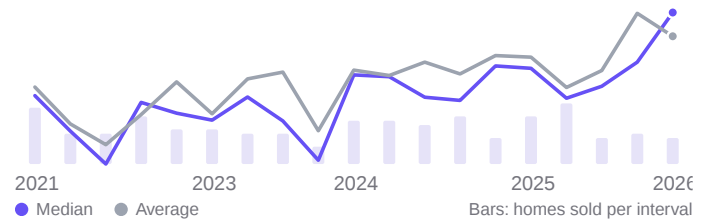
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$508K · Average \$454K

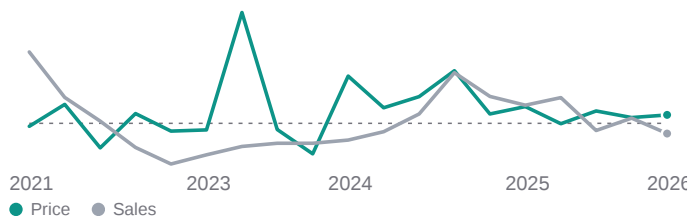


Growth (year over year)

Price +9.0% · Sales -10.8%

Price per square foot

\$227/ft²

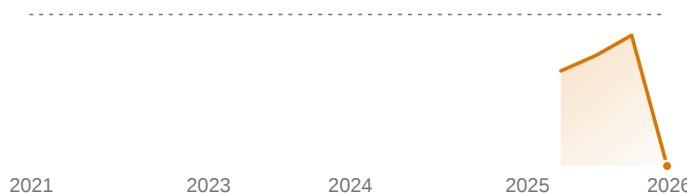


Sale premium vs estimated value

-16.9%

Annual turnover (share of homes sold)

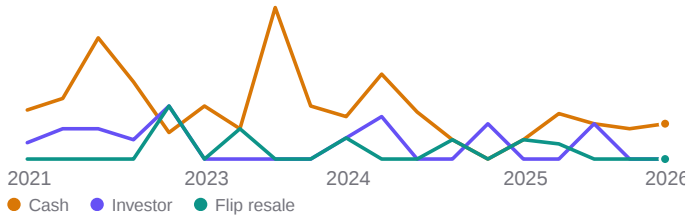
1.4%



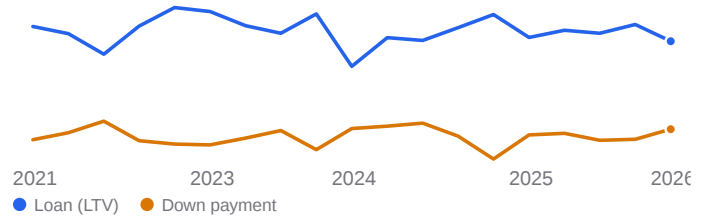
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

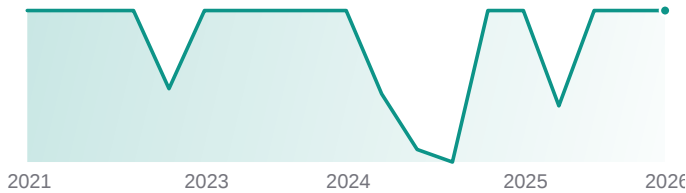


Financing (share of purchase price) Loan (LTV) 75% · Down payment 21%



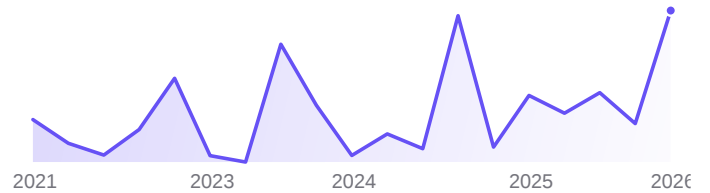
Sellers who sold at a gain

100%



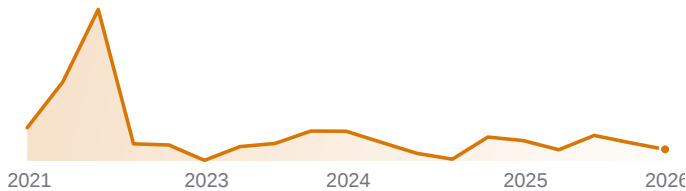
Typical hold before selling

14.4 yrs



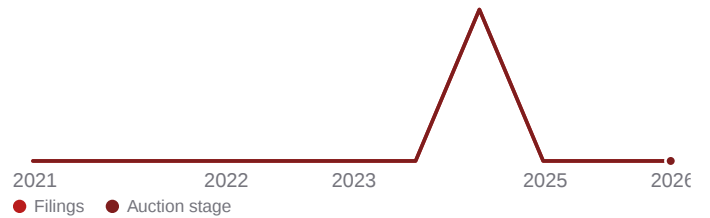
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,303
Median value (AVM)	\$412K
Median size	1,064 ft²
Median bedrooms	2
Median year built	2000
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.8%
Owner occupied	16%
Company owned	15%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,195
Density	65 / mi²
Median household income	\$66K
Average household income	\$108K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	115
Homes occupied	78%
Bachelor's or higher	13%
Poverty rate	8.9%
Unemployment	0.5%
Average temp	44°F
Annual precip	47 in
Sunshine	33%

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.