

Rochester 03868

ZIP code · NH · New Hampshire > Strafford County > Rochester

BUYER'S MARKET

\$407K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

53

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



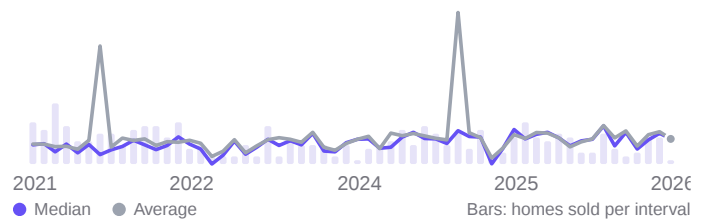
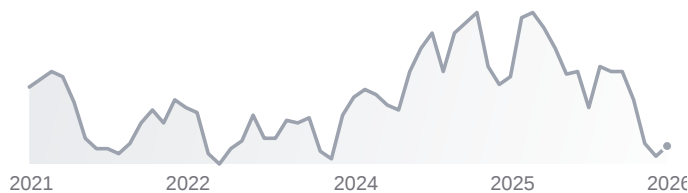
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$390K · Average \$390K

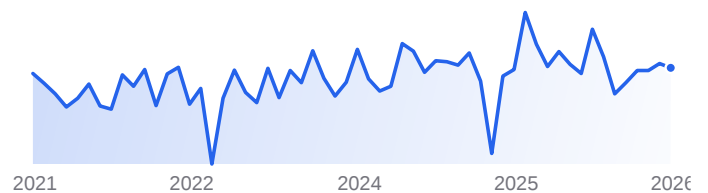
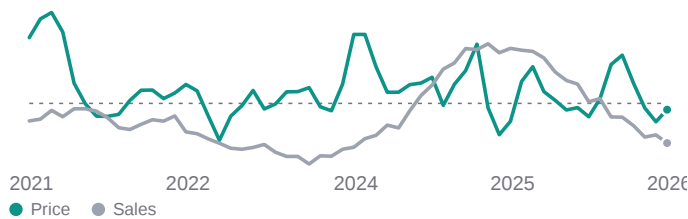


Growth (year over year)

Price -5.4% · Sales -34.6%

Price per square foot

\$264/ft²

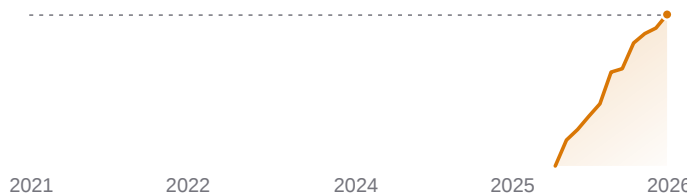


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

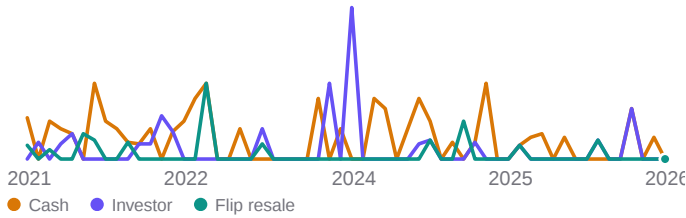
2.2%



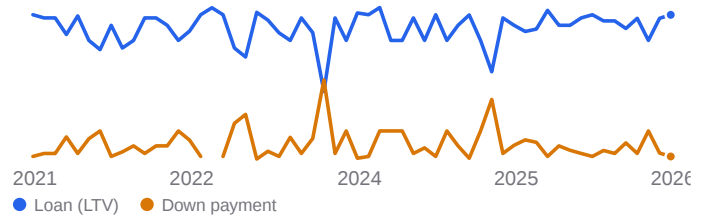
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



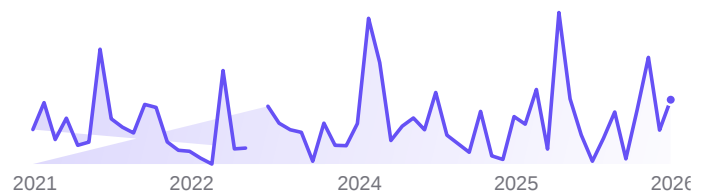
Sellers who sold at a gain

100%



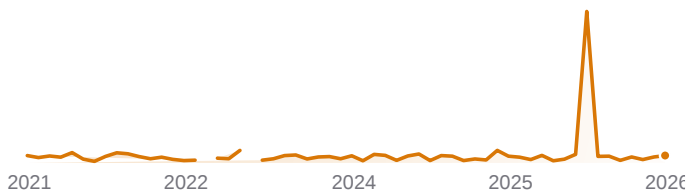
Typical hold before selling

8.8 yrs



Median annualized return at resale

+11.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,440
Median value (AVM)	\$416K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1988
Single family	53%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.5%
Owner occupied	82%
Company owned	17%
Median loan-to-value	44%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	7,256
Density	816 / mi ²
Median household income	\$79K
Average household income	\$93K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	104
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	6.0%
Unemployment	0.7%
Average temp	46°F
Annual precip	48 in
Sunshine	54%

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