

Sanbornville 03872

ZIP code · NH · New Hampshire > Carroll County > Sanbornville

SELLER'S MARKET

\$323K

MEDIAN SALE PRICE

+110.8%

1-YR CHANGE

46

SALES (12 MO)

\$507K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

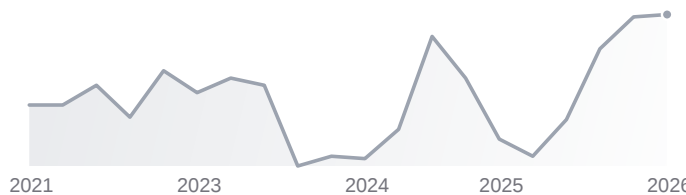
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

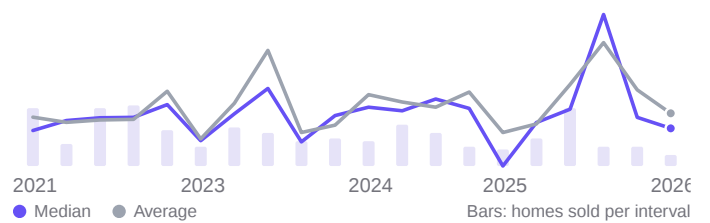
Market temperature (0–100)

70 / 100



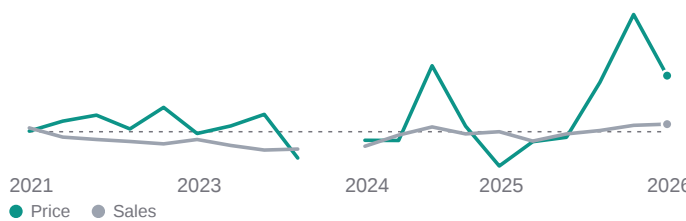
Sale prices

Median \$300K · Average \$378K



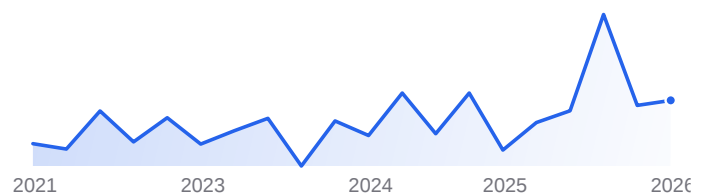
Growth (year over year)

Price +110.8% · Sales +15.0%



Price per square foot

\$245/ft²



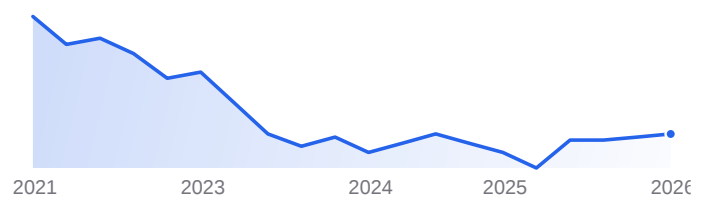
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

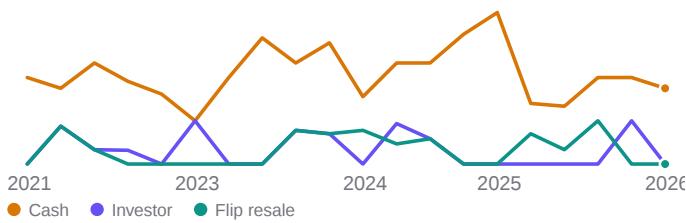
1.9%



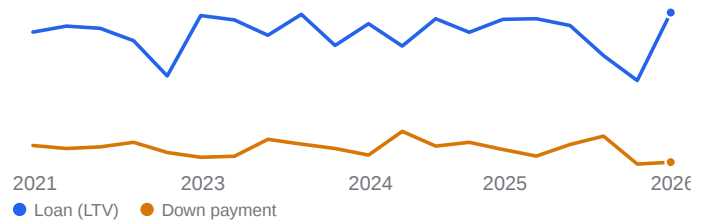
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

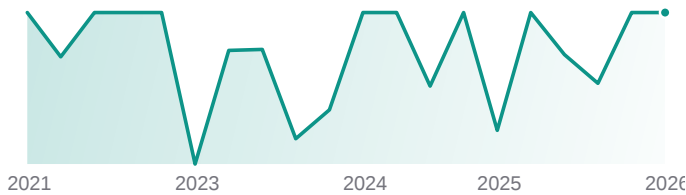


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



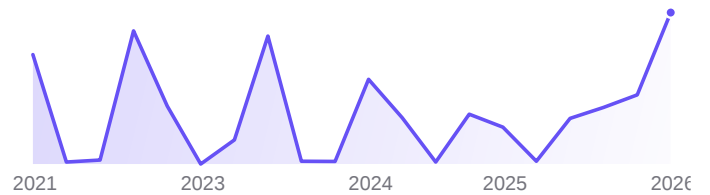
Sellers who sold at a gain

100%



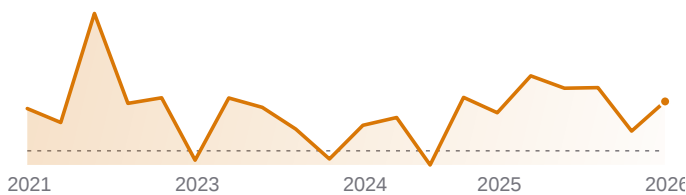
Typical hold before selling

10.5 yrs



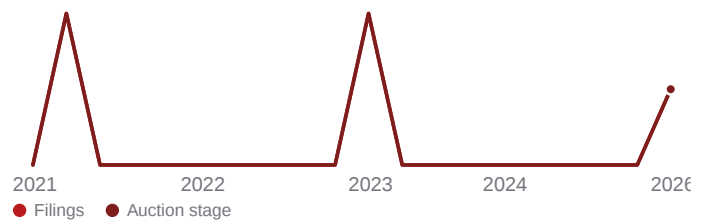
Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,458
Median value (AVM)	\$507K
Median size	1,720 ft²
Median bedrooms	3
Median year built	1979
Single family	87%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.2%
Owner occupied	49%
Company owned	26%
Median loan-to-value	29%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	4,010
Density	80 / mi²
Median household income	\$92K
Average household income	\$105K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	111
Homes occupied	64%
Bachelor's or higher	17%
Poverty rate	6.8%
Unemployment	0.7%
Average temp	44°F
Annual precip	47 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.