

Seabrook 03874

ZIP code · NH · New Hampshire > Rockingham County

BALANCED MARKET

\$638K

MEDIAN SALE PRICE

+28.5%

1-YR CHANGE

52

SALES (12 MO)

\$649K

MEDIAN VALUE (AVM)

Market temperature

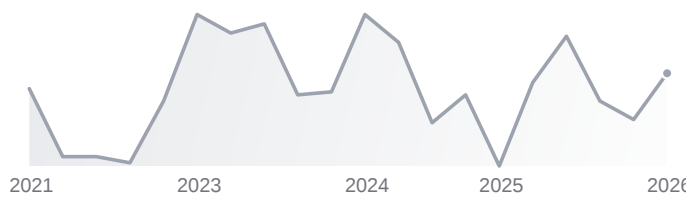
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

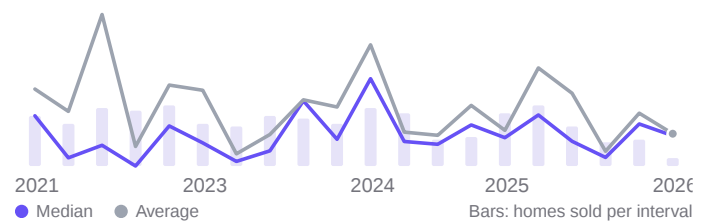
Market temperature (0–100)

48 / 100



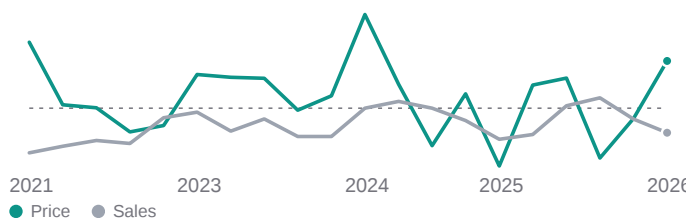
Sale prices

Median \$600K · Average \$613K



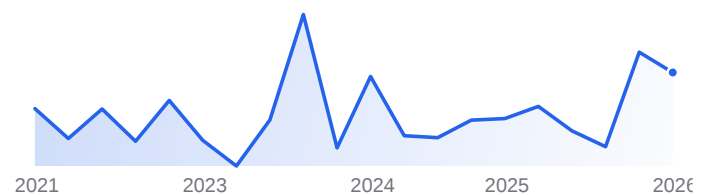
Growth (year over year)

Price +28.5% · Sales -14.8%



Price per square foot

\$411/ft²



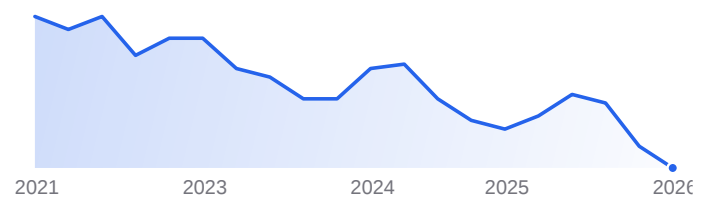
Sale premium vs estimated value

+2.1%



Annual turnover (share of homes sold)

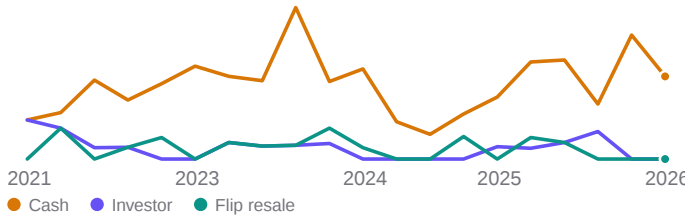
1.4%



BUYERS & OUTCOMES

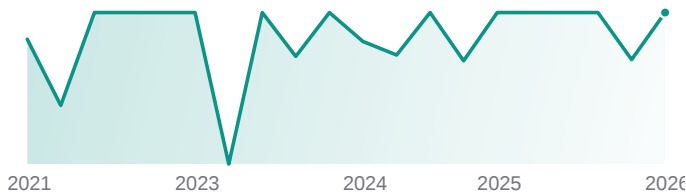
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



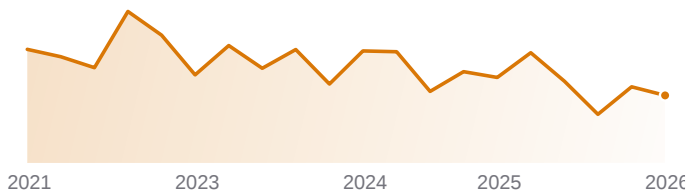
Sellers who sold at a gain

100%

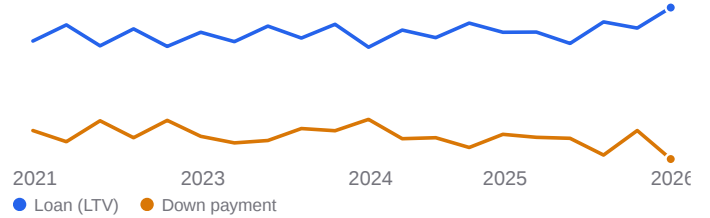


Median annualized return at resale

+5.0%

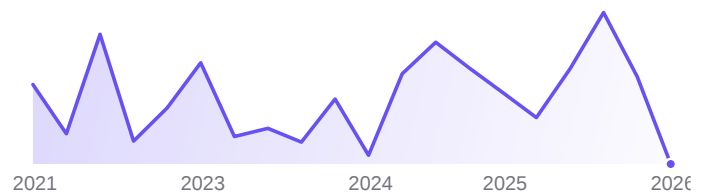


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



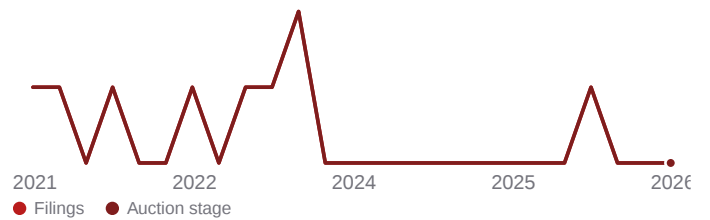
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,676
Median value (AVM)	\$649K
Median size	1,561 ft²
Median bedrooms	3
Median year built	1989
Single family	49%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.1%
Owner occupied	58%
Company owned	31%
Median loan-to-value	32%

Typical ownership tenure

22.9 yrs

COMMUNITY

Population	8,644
Density	911 / mi²
Median household income	\$85K
Average household income	\$118K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	95
Homes occupied	84%
Bachelor's or higher	17%
Poverty rate	6.7%
Unemployment	0.8%
Average temp	48°F
Annual precip	47 in
Sunshine	54%

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.