

West Ossipee 03890

ZIP code · NH · New Hampshire > Carroll County

\$235K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

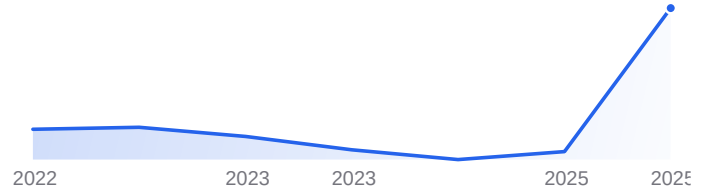
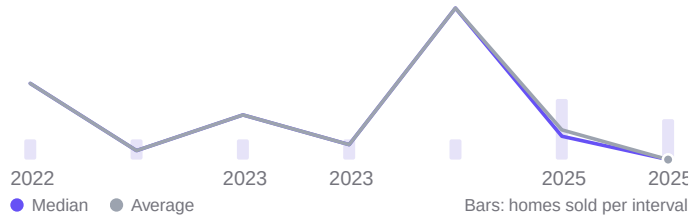
MARKET TRENDS (5 YEARS)

Sale prices

Median \$203K · Average \$203K

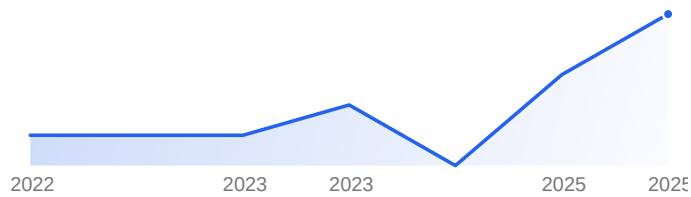
Price per square foot

\$376/ft²



Annual turnover (share of homes sold)

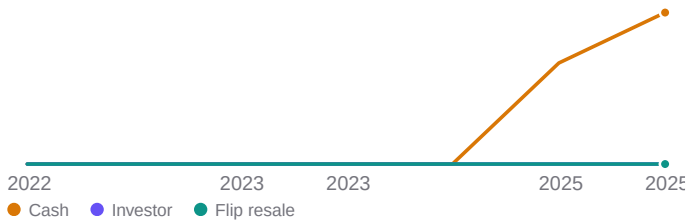
3.2%



BUYERS & OUTCOMES

Buyer mix

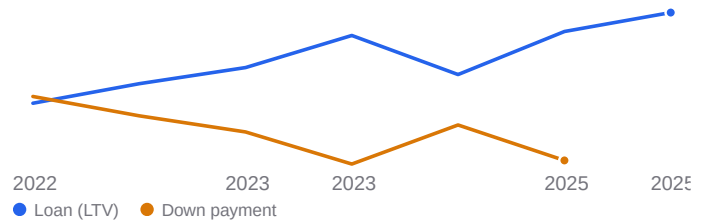
Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

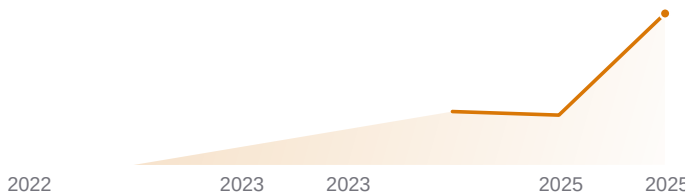
Financing (share of purchase price) Loan (LTV) 104% · Down payment 12%



Typical hold before selling

10.8 yrs

Median annualized return at resale +22.9%



HOUSING STOCK

Homes	185
Median value (AVM)	\$388K
Median size	1,344 ft²
Median bedrooms	2
Median year built	1986
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0%
Owner occupied	21%
Company owned	18%
Median loan-to-value	37%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	230
Density	53 / mi²
Median household income	\$81K
Average household income	\$83K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	110
Homes occupied	61%
Bachelor's or higher	24%
Poverty rate	7.4%
Unemployment	0.7%
Average temp	43°F
Annual precip	48 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.