

# Town of Newmarket Housing Chapter

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# Town of Newmarket Housing Chapter

## Vision

The community strives to provide opportunities for owners and renters of all income levels and generations to live in accessible, attractive and affordable residences throughout town.

To become more proficient in responding to the community's housing needs, the Town of Newmarket will continue to plan, adjust and adapt to changing demographic, regulatory, economic and environmental trends. To achieve this end, the Town will analyze applicable data sources and legislation while distilling feedback from the community to create practical ordinances and regulations designed to permit a range of housing types supported by appropriate infrastructure and services to accommodate the needs of multiple generations.

The Town's will look to connect strategically and intuitively housing developments to transportation options, existing neighborhoods, open spaces, and other amenities as a guiding principle to support the Town's housing stock, foster a healthy tax base, and enrich community interactions. This will be accomplished in a thoughtful manner by ensuring future developments utilize existing infrastructure; harmonize with public spaces, neighborhoods, and existing building types; and reduce negative environmental impacts.

## Executive Summary

The Town of Newmarket has captured hearts across many generations. This charming Great Bay town established its roots in industry and commerce, attracting people from all over the world seeking better economic opportunities. This influx of people over the generations has created a unique housing stock and population mosaic unlike those found in surrounding Seacoast communities. As the Town's deindustrialization was concluding in the late-20th century, the community was compelled to reimage its identity and leverage opportunities in its village, rural areas, and proximity regional institutions.

As a result, the Town has created one of the most diverse housing portfolios in the Seacoast while producing award-winning greenspaces and an iconic downtown village environment. These planning decisions and efforts have increased the attractiveness of Newmarket for recent and lifelong Granite Staters alike, making it a sought-after community to reside in the greater Seacoast.

The Town of Newmarket's most attractive attribute and its greatest source of strength comes from its people and how tightly knitted and proud they are of their community. In order to preserve this fundamental element of the town, it is incumbent upon the community to ensure that there are multi-generational housing opportunities spanning the entire socio-economic range such that the decision to live in Newmarket becomes exclusively an individual choice, not one governed by external circumstances.

Since the 2015 Master Plan, the Town has continued to make strides toward implementing its goals of providing a range of housing opportunities to maintain the community fabric. The Town has revised site plan regulations to reduce permitting requirements for change of uses, while bolstering aesthetic regulations for redevelopment projects downtown. The Town permitted 249 housing units (goal was 190) over 10 years, including Accessory Dwelling Units (ADUs). Regulatory barriers for ADUs were reduced by allowing different configurations and making it a by-right development of single-family lots.

In 2024, the Town engaged the Strafford Regional Planning Commission (SRPC) to update the Housing Chapter under the direction and guidance from the Newmarket Master Plan Committee, the Housing Chapter team, and Town staff. The team held a series of community engagement activities for residents and other stakeholders to better understand what types of housing people would like to see in Town in the future. A community-wide survey focused on housing and open space was conducted from December 2023 through March 2024 and received over 400 responses. In March 2024, the team held a Community Housing and Open Space Workshop at the Newmarket Jr/Sr High School. Residents were asked what they liked about living in Town and what they would like to see in the future. They also provided their opinions about housing types and where they live, work, and play. In addition to the community input, the team conducted interviews with developers experienced in Newmarket's planning and development process.

Building on the community input from the survey and workshop, the team held a week-long series of Visioning Workshops with the Planning Board, Conservation Commission, Riverfront Committee, and Master Plan Committee to develop the overarching themes for the Master Plan described in more detail below.

## Master Plan Themes and Goals

The 2025 Master Plan's approach is to explore each chapter's subject matter from five different perspectives to ensure that the community is evolving in a holistic manner. These five guiding themes emerged from the public engagement process and are designed to act as touchstones to help the community achieve its goals. Below are the themes and corresponding definitions.

1. **Vibrancy:** A vibrant community is one that exudes energy and is full of activity and life. It is welcoming and friendly to all ages, supports cultural diversity, provides economic opportunities.
2. **Connectivity:** A connected community has efficient and safe links to daily needs such as between home, jobs, shopping, school, services, parks and open space, and provides welcoming and inclusive public places for social interaction.
3. **Accessibility:** An accessible community has an environment that is meaningful and usable for as many people as possible.
4. **Affordability:** An affordable community is where people can live comfortably without financial difficulty.
5. **Resiliency:** A resilient community can withstand, recover or adjust to adversity or change.

Each section below provides insights from data trends, key findings from community engagement, and sets forth goals and action objectives to help the community achieve its vision for the future.

## Vibrancy

***A vibrant community is one that exudes energy and is full of activity and life. It is welcoming and friendly to all ages, supports cultural diversity, and provides economic opportunities.***

For housing in Newmarket, vibrancy means continuing to provide opportunities for the creation of a wide range of housing types and densities, that foster a sense of place and community.



**Cloudless Day in Downtown Newmarket**

The Town of Newmarket is distinctive in the region and state as it displays wide variation in the age range of residents when compared to other New Hampshire towns. Newmarket's total population was 9,430 in 2020 and is projected to increase by 1,192 more residents to a population of about 10,522 by 2040. [\[Population Estimates and Projections\]](#)

As of 2022, the largest age group in Newmarket is between 25 to 34, followed by 65 and over. With a median age of 38.5, Newmarket has one of the younger populations in the Seacoast region. Despite this,

between 2012 and 2022, the Town experienced a marked decline in the under 18 and college age populations and a notable increase in the 25-to-39 and over 65 adult populations. [\[Population by Age\]](#)

These groups mentioned above have different housing needs. Respondents to the community survey and visioning sessions noted the importance of providing opportunities for allowing residents to age in place and within Town. In this respect, it is important for the Town to provide opportunities for a variety of housing types that meet the needs of people in different phases of life, maintaining a population with a balanced age demographic.

The shift in Town's age demographics and population trends is reflected in the decrease in the number of people per household. A little over 40% of all households are made up of two people, while almost 30% only have one person. The average household size for owners is about 2.5 and for renters it is about 1.8. This is a regional and statewide trend caused by factors such as a declining birth rate and an aging population. It also indicates a need for smaller residences. Newly graduated young professionals and older adults may similarly seek smaller homes or rentals for a

transitional period, with the latter frequently requiring accessible arrangements such as single-story living. [\[Households by Size\]](#)



**Rendering of structures with varying densities and multiple units in a small village setting**

In contrast to other Seacoast communities who have recently completed housing studies and surveys, as many as 25% of respondents in Newmarket indicated a desire for housing other than single family homes in their future. This figure has been 10% or lower in other communities. For younger Millennial and Gen Z respondents (under 35), there is excitement for cottage courts and town- or rowhome housing, perhaps spurred by the recently completed Cottages at Back River in neighboring Dover.

*“...it would be nice if new infill development near downtown was encouraged and there were more good multi-family or townhouse options for those not looking to buy a home or only needing a smaller space.”*

*--2023 Newmarket Housing and Open Space Survey*

There are a little over 4,200 households in Newmarket, and unlike most of the region, they are almost evenly split between owners and renters. Approximately 44% of homes are single-family detached homes and up to 45% of households rent, indicative of a diverse housing stock.

[\[Households by Tenure\]](#)

Newmarket’s current zoning allows for multi-family structures with higher densities in the urban and village sections of Town. This diversity in housing type lends to Newmarket’s vibrancy by attracting people from a wide swath of socioeconomic ranges. As a result, a diverse set of cultural and community events, such as fishing derbies, concerts in the park, community art gardens, and holiday celebrations, occur regularly. These events and gatherings are threads in the fabric that foster a sense of belonging and community. Newmarket is a desirable place where people want to be.

*“Newmarket is home to a lot of thriving musicians and visual artists who need access to rehearsal space, communal makerspaces, and studio space for creating their work... If new or re-development in Newmarket for housing could include communal studio spaces for different types of creatives to contribute to the culture of Newmarket art/entertainment, I would never ever, ever leave Newmarket.”*

*--2023 Newmarket Housing and Open Space Survey*



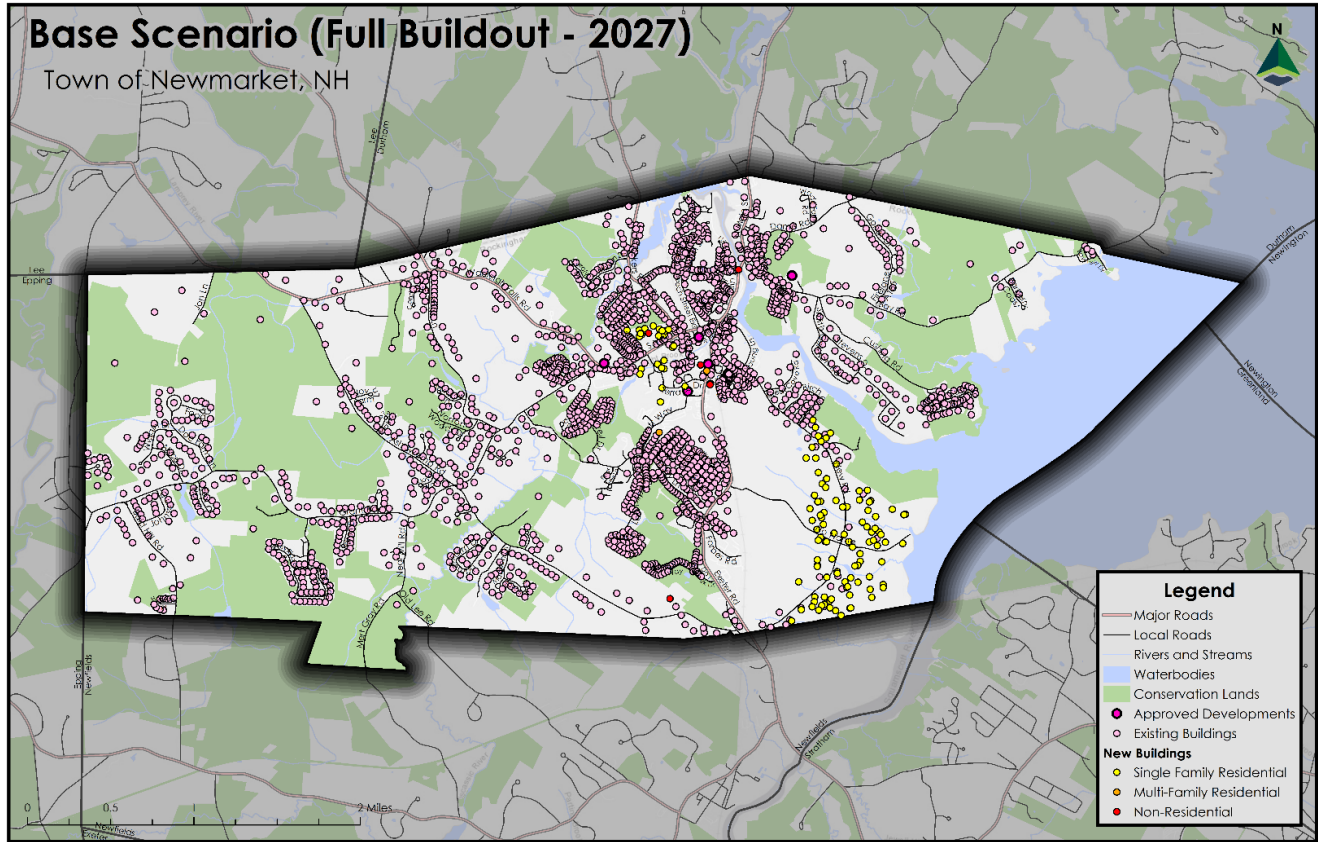
**Pocket park on Main and South Main Streets**

To maintain and expand the Town’s vibrancy, it is important to understand the Town’s projected population growth over the next decade and beyond. Based on number of housing units needed to meet projected population and employment demand, the 2023 Regional Housing Needs Assessment projected that Newmarket would need an additional 756 units by 2040 (506 owner occupied and 249 rental units) to have a balanced housing market. [[Housing Production Needs for Newmarket](#)]. The Town currently has 175 units that have been approved but are not yet constructed, 30 of which will be elderly (62+) affordable housing. The Town does not have any owner-occupied units that have been approved and not constructed.

One analysis tool that the SRPC used to help the Town visualize current and future growth potential is CommunityViz, that models build-out scenarios using GIS. A build-out analysis is used to estimate and represent the amount and locations of future developments that could occur under a given set of regulations. Build-out analyses can be used to visually represent how land use regulations affect future development. CommunityViz takes inputs such as locations of existing buildings, minimum lot sizes, density requirements, set-back requirements, water and sewer availability, and zoning type allowances. The tool uses this data to model where future developments in the Town could occur.



Data from SRPC’s Regional Housing Needs Assessment was used to calculate the existing growth rate of developments and to model the future growth of development year by year. The map below shows the location of existing structures and expected growth based on current zoning regulations. Based on this analysis, under current zoning and existing conditions, there will be no more space to build in the Town of Newmarket by 2027.



The Town should continue to look at opportunities to create housing that addresses a range of housing needs, particularly what is needed to meet projected demand and to foster the town’s vibrancy.

**Vibrancy Goals:**

1. **Create and maintain housing stock that allows for ‘aging in place’ and ‘aging in community’**
2. **Continue to provide opportunities for access to attractive owner and renter housing stock**
3. **Continue to provide opportunities for improving the downtown area.**

## Connectivity

***A connected community has efficient and safe links to daily needs such as between home, jobs, shopping, school, services, parks and open space, and provides welcoming and inclusive public places for social interaction.***

Key take-aways from the 2023 Housing and Open Space Survey and 2024 Spring visioning sessions were that Newmarket should focus on being walkable and welcoming, connecting to public spaces, improving biking and walking trails, and bringing back public transportation. Seventy-four percent (74%) of respondents ranked quality of life, including proximity to amenities, as a high priority when choosing a neighborhood to live in.



**Town of Newmarket Downtown**

*“One of the things that makes Newmarket great is its walkable downtown and easy access to parks, the river, and trails. These public spaces should be protected and it’s a big reason I do not want to leave the town for somewhere else on the seacoast. Not many places you can easily kayak, fish, or go for a peaceful walk then walk to a restaurant or the post office or library.”*

*-- Newmarket Housing and Open Space Survey*

The Town has been forward-thinking about strategies to connect people and places. Newmarket’s Department of Planning and Community Development teamed with the Conservation Commission to develop an initiative, called [Pathways for People and Nature](#). The initiative sets forth goals and objectives to protect water resources, habitat corridors and enhance the town’s trail system. These strategies will be important to reference and incorporate into regulations as the town continues to develop.

Connectivity is not only about physical locations. Where and how people live is important to wellbeing and the creation of social connection. Developments that start out as ‘residential units’ on a plan, become neighborhoods and public places become centers for building community. Over the past decade, Newmarket has attracted new residential development with the most building activity occurring between 2014 and 2019. Two Hundred eleven (211) residential units were added during that period (135 single family and 86 multi-family). [\[Permitted New Buildings\]](#)



Considering all the elements that make a community more connected, it is important to ensure that plans for mindful growth are formulated in a manner that preserves the Town’s character by balancing densities, harmonizes with neighborhoods, and aligns with community expectations. Developments that are in proximity to public water and sewer infrastructure are prioritized as they can generally support more density than more rural



**Rendering of downtown mixed-use structure**

areas without public infrastructure. To date, Newmarket has approximately 2,425 developable acres with proximity to public water and sewer, 491.5 acres with access to public water, and 297 with access to public sewer. Current zoning permits densities in these areas that range from 1 to 6 units per acre depending on infrastructure availability and dimensional control regulations.

[\[Potential and Existing Density\]](#)

Innovative development regulations such as form-based code allow for more diverse development opportunities that can be tailored to specific areas of Town. Form-based code focuses more on how structures are placed on a lot and how they interact with surrounding properties and public spaces rather than primarily regulating specific uses. Wider development goals such as promoting mixed uses or preserving open spaces should also be incorporated into these types of regulations.



**Rendering of 4-plex structure designed as a single-family home**

The goal of form-based code is to achieve more harmonious and predictable development patterns by ensuring that community values, the preservation of natural lands (open spaces, lands with critical natural resources), the enhancement of public spaces (roads, sidewalks, parks, recreation trails), and structure aesthetics (types of buildings and how they interact with the public realm) are interconnected. Currently, the Town is exploring form-based code regulations and has held resident forums to identify housing types that people would support.

**Connectivity Goal:**

- 1. Attract and retain a diverse population by directing housing opportunities near existing utilities, pedestrian and road networks, public places, open spaces and areas of commerce.**

## Accessibility

**An accessible community has an environment that is meaningful and usable for as many people as possible.**

There is a need for access to appropriately supportive, accessible, and affordable housing in Newmarket for all people, regardless of age or ability. Housing that meets diverse needs is key to supporting current and future residents. Needs related to housing vary depending on many factors including a household's size and makeup, age of individuals, and any physical or mental impairments and disabilities that an individual may have. Individuals and families that include a diverse makeup of age (multi-generational households), older individuals, and individuals with disabilities all require housing that support their needs and allow them equitable opportunities to live meaningful lives and engage in their community.

Older individuals may be more likely to require more accessible housing types to meet their needs and may also be more likely to experience a disability. Additionally, regardless of age, individuals with a disability may require more accessible housing opportunities to meet their needs. Data from the U.S. Census Bureau show that the age of the population of Newmarket, the region, and the state, has trended upward. Data collected by the Census Bureau also estimates the number of individuals who identified themselves as having a disability. The types of disabilities captured by the Census Bureau are hearing difficulty; vision difficulty; cognitive difficulty; ambulatory; self-care difficulty; and independent living difficulty. The latest available estimates show that, in 2022, there were an estimated 766 people reporting disability in Newmarket. [\[Population with any Disability\]](#)



**Downtown Pedestrian Crossings**

*“I have had my older disabled mother living with me for the past 5+ years due to not being able to find suitable affordable housing. She has remained on many housing lists and finally reached the top of one for this month. It’s honestly discouraging how long she has waited, and people wonder why we have such a homeless problem in this area. There is no reason for studio and 1-bedroom apartments to go for what they do.”*

*--2024 Newmarket Housing and Open Space Survey*

Common themes highlighted by respondents and participants in the Housing and Open Space Survey and visioning sessions held in early 2024 highlighted the importance of housing that is accessible and age-friendly, allows for community connectivity, and promotes social inclusion.

Homes within walking distance of downtown or close to transit become especially important for people who cannot drive or do not have a car. Mixed-use development patterns that bring the places where people live closer to the places where they can shop and work may allow for greater

social inclusion and accessibility to allow for increased community engagement and social connectiveness/inclusion.

Locating future housing in strategic places that leverage new or existing connections to public transportation, trails, and sidewalks will provide greater connectivity, especially to those who cannot drive or do not have a personal vehicle. Additionally, adopting regulations or incentives for creating multigeneration housing and developing accessible housing that consider universal design principles will help ensure that housing opportunities are available to as many Newmarket residents as possible, regardless of age or ability.

*“Is there any way to bring the Coast bus route back? It is essential for people with disabilities and without cars.”*

*--2024 Newmarket Housing and Open Space Survey*

### **Accessibility Goal:**

- 1. Promote new construction and redevelopment efforts that adhere to principles of [universal design](#).**

## **Affordability**

***An affordable community is where people can live comfortably without financial difficulty.***

The [2023 Strafford Regional Planning Commission Housing Needs Assessment](#) (RHNA) identified that the Town is projected to need an additional 756 units by 2040 to support a balanced housing supply (the Region is projected to need 9,520 units by 2040), and another 205 units will need to be replaced due to poor condition or lacking plumbing and/or kitchen facilities. A healthy rental vacancy rate is considered 5%, and southeastern New Hampshire has not reliably seen a vacancy rate above 1% since 2019, nor a 5% vacancy rate since 2015 according to the annual rental survey conducted by New Hampshire Housing. The RHNA identifies a ratio of 1:2 for needed rental to owner occupied homes for Newmarket. Newmarket's housing stock is diverse, comprising of single-family detached homes, multifamily housing, and many rental opportunities. Leveraging this unique housing makeup and allowing its continued trend may support future housing opportunities.

In Newmarket, 39% of renters and 32% of homeowners are cost-burdened or paying more than 30% of their monthly income on any housing related costs, including rent or mortgage, taxes, parking, association fees, and/or utilities. [\[Households by Cost Burden Status\]](#) Since 2012, these figures have remained consistent for renters but increased for homeowners. Survey responses for this Master Plan found that 49% of all responses reporting a housing cost greater than 30% of income. Homeowners cited property taxes as a particularly burdensome component of housing cost. 64% of all survey respondents under the age of 35 indicated paying more than the recommended 30% of their monthly income on housing.

*“The ability to be able to add ADUs to properties will help with adult children, in-laws or others who need affordable housing.”*

--2024 Newmarket Housing and Open Space Survey

In 2023, the median monthly rental costs for a two-bedroom apartment in Newmarket was \$1,914. [\[Median Home Purchase and Rental Costs\]](#) For a household to not be cost-burdened by the median rent, their income would need to be at least \$76,560 per year. Individuals in Newmarket earning median incomes in industries including retail, education, fire and safety, and construction are unable to afford these rental costs on their own without being considered cost burdened. Low levels of affordability likewise extend to the home purchase market. In 2023, the median price of a single-family home in Newmarket reached \$500,000, making home ownership significantly more than attainable for most occupations in Rockingham County. [\[Maximum Affordable Home Purchase Price for Rockingham County's Top Occupations\]](#)

Historically, individual municipalities have faced challenges in implementing affordable housing directly in their communities. “Rent control,” “caps,” or “freezes” may help current renters in the short-term, but case studies prove an overall disincentive for landlords and developers to keep up with maintenance needs or to add units to a competitive market.<sup>1,2</sup> Furthermore, the enforcement of such a program would likely be burdensome to most New Hampshire municipalities.

Alternatively, some municipalities elect to build their own housing. Newmarket and Berlin, with similar populations, are the smallest towns in New Hampshire that operate housing authorities. The [Newmarket Housing Authority](#) maintains 50 income-restricted units and administers the Town’s Housing Choice Voucher program. According to the online application, wait times for these programs are between 5 to 10 years. While the Town could consider constructing affordable housing units by its own initiative, this scenario is unlikely as the proposition would yield high costs to permit, construct and administrate. This leaves local market solutions to address the housing shortage.

Further interviews with local and regional developers were conducted for this Master Plan to establish factors that make housing “pencil in” financially. Many expressed regret that despite a desire to build workforce and moderate-income housing, market forces such as construction costs and changing demographics are working against them. For both financing and public perception, larger developers indicated that developments that are intended to be mixed-income and mixed-age fare better than developments with a reserved number of income- or age-restricted units. A different developer reiterated that Newmarket and the greater Seacoast should provide more housing opportunities for young adults through the creation of a more diverse housing stock.

*“My top priority is protecting long-term affordability. I moved to Newmarket because it was more affordable than many surrounding communities and I like the people here - I want it to stay that way! I'd hate to see Newmarket price working folks out the way Portsmouth has.”*

--2024 Newmarket Housing and Open Space Survey

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<sup>1</sup> Autor, D.H. “Ending Rent Control Reduced Crime in Cambridge. *AEA Papers & Proceedings*. <https://www.aeaweb.org/articles?id=10.1257/pandp.20191022>

<sup>2</sup> Kholodilin, K.A. “Rent control effects through the lens of empirical research.” *Journal of Housing Economics*. <https://www.sciencedirect.com/science/article/pii/S1051137724000020#sec0013>



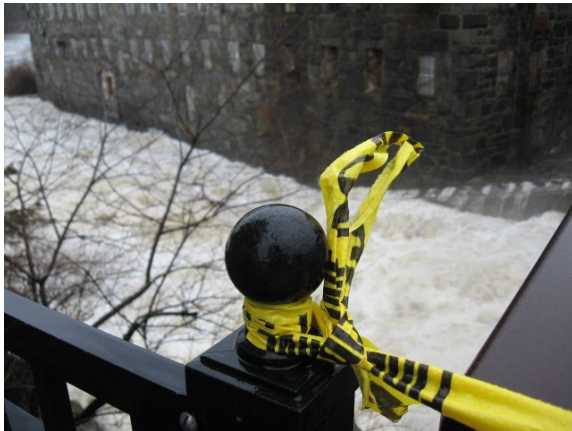
## Affordability Goals

1. Support property tax policies that help individuals to remain in the community.
2. Continue to build partnerships with local and regional housing organizations and entities.

## Resiliency

*A resilient community can withstand, recover or adjust to adversity or change.*

Where housing is located and how it is constructed are important aspects of housing resiliency. In the face of increasingly extreme weather events such as flooding and coastal storm surge, and shifts in climate bringing high temperatures and drought, location and sustainable building practices matter.



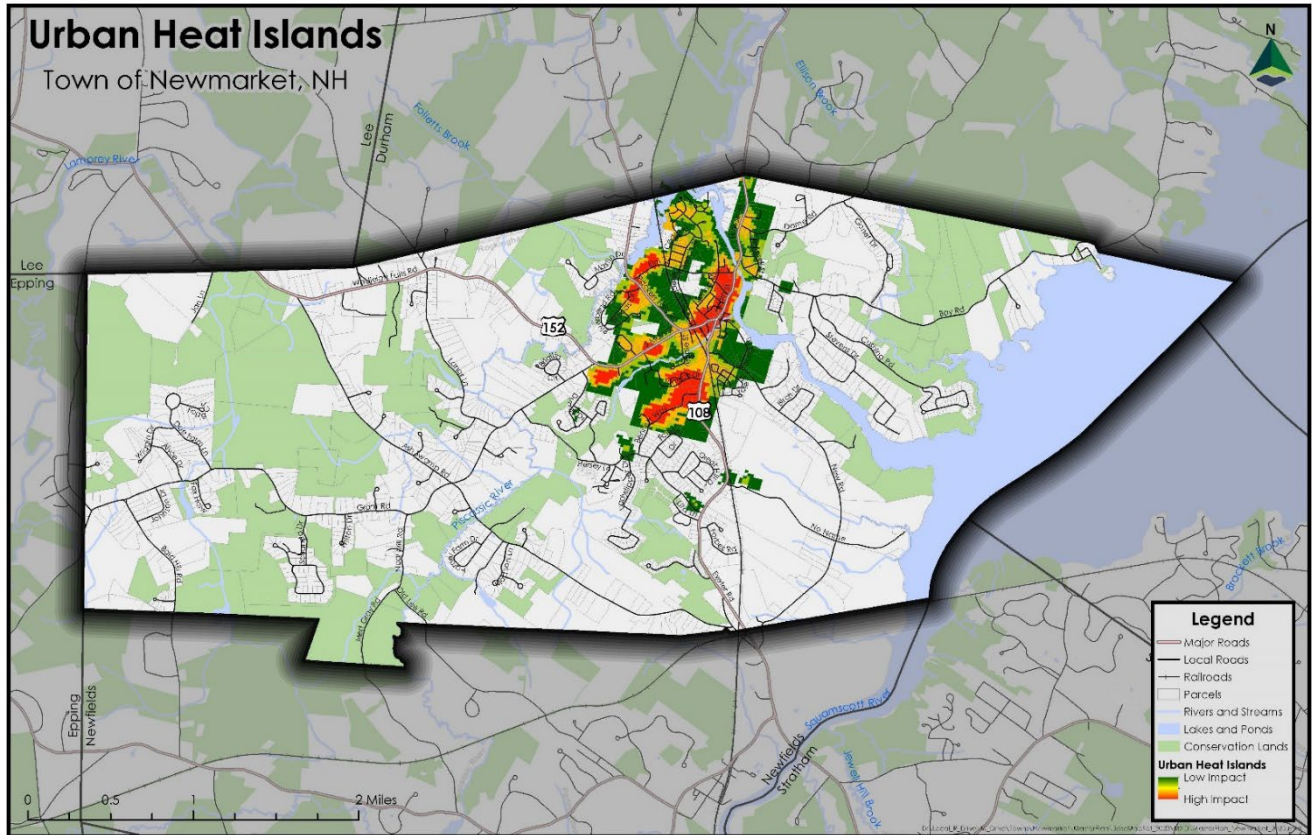
**Lamprey River Flooding Event in the Downtown**

The 2024 Newmarket Open Space Plan [\[Link to plan\]](#) examines the Town's natural assets such as water resources, forests, agricultural lands and wildlife corridors and identifies areas where extreme weather events are expected to impact the Town. As a coastal community, Newmarket can expect to experience increased and extreme flooding, sea-level rise and storm surge events. Future development should be encouraged in areas less prone to these events. In addition, homeowners should be educated about adaptation strategies they may employ on their properties to help mitigate the impacts. The Town should

consider incorporating information from the Open Space Plan into the update of its 2018 Multi-Hazard Mitigation Plan by revising expected locations of natural hazards and update strategies to address them.



Resilient housing should also be able to withstand changes in climate that bring extreme heat and drought. Newmarket will likely experience an increase in days over 90-degrees during the summer, especially impacting Newmarket’s downtown and older housing stock. On these types of days, downtown Newmarket can experience the “urban heat island effect” which is an area of increased temperature due to more paved surfaces and less greenspace. [See map below]



As an area that is targeted for redevelopment and infill development, it is important to encourage more sustainable building practices, from innovative techniques for insulation and passive cooling and heating, to incorporating more green roofs, cool roofs, trees, vegetation and other green spaces. [Link: [www.epa.gov/heatislands](http://www.epa.gov/heatislands)] Incorporating more sustainable housing design is supported by 67% of the respondents to the 2024 Housing and Open Space Survey who said it was very important to new development. [Link: [Survey Data](#)]

Older housing stock may have little or no insulation to offer protection from outside heat. Of the 4,350 households in Newmarket in 2022, about 1,857 were built before 1980. [Age of Housing Structure] Future increases in the frequency and intensity of heat waves may have an impact on people living in these structures and those without access to air conditioning. Opportunities for redeveloping these structures into more resilient housing include increasing energy efficiency, insulating and weatherproofing, incorporating renewable energy, and utilizing passive design principles. Utility companies often offer incentive or rebate programs for energy efficiency including smart technologies, insulation and weatherproofing older homes.

The Town should consider establishing a Housing Advisory Committee to keep conversations about housing at the forefront of public discussion. This committee could convene to conduct research into best practices, engage the community, and make recommendations to the Town Council about ways to keep Newmarket a vibrant and resilient community.

### **Resiliency Goals**

- 1. Integrate smart growth and resilience principles into redevelopment and new construction housing projects.**
- 2. Build institutional and community engagement capacity to create a space for community conversations, better understand housing issues and make more informed recommendations to decisionmakers.**

# Appendix A: Supporting Data

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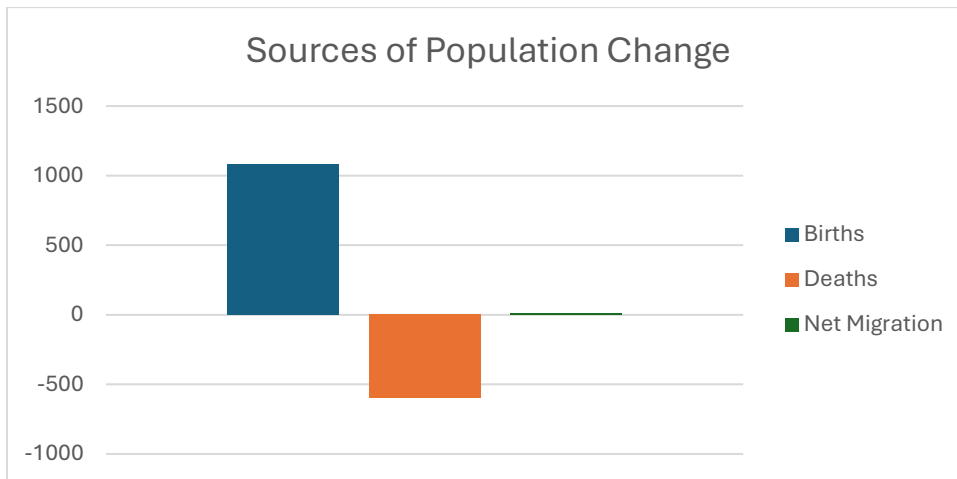
# DEMOGRAPHICS

Figure 1: Population Estimates and Projections

	Year	Population
Estimates	2010	8,936
	2011	8,950
	2012	8,942
	2013	9,173
	2014	9,149
	2015	9,170
	2016	9,172
	2017	9,359
	2018	9,455
	2019	9,460
	2020	9,430
	2021	9,496
Projections	2025	9,833
	2030	10,183
	2035	10,429
	2040	10,522
	2045	10,515
	2050	10,448

Sources: Census, NHOPD 2010-2050

Figure 2: Sources of Population Change



Sources: Census, NH Vital Stats 2010-2020

**Figure 3: Population by Race and Ethnicity**

Race and Ethnicity		Newmarket	Rockingham County
<b>Total Population</b>		9,400	315,169
	Hispanic	149	10,933
	Not Hispanic	9,251	304,236
<b>White</b>		8,754	290,277
	Hispanic	78	5,011
	Not Hispanic	8,676	285,266
<b>African American</b>		90	2,814
	Hispanic	-	269
	Not Hispanic	90	2,545
<b>American Indian</b>		-	155
	Hispanic	-	127
	Not Hispanic	-	28
<b>Asian</b>		130	6,466
	Hispanic	-	34
	Not Hispanic	130	6,432
<b>Native Hawaiian or Pacific Islander</b>		-	67
	Hispanic	-	-
	Not Hispanic	-	67
<b>Some Other Race</b>		63	3,363
	Hispanic	61	2,138
	Not Hispanic	2	1,225
<b>Two or More Races</b>		363	12,027
	Hispanic	10	3,354
	Not Hispanic	353	8,673

Source: ACS 2018-2022

**Figure 4: Population with any Disability**

	Newmarket	Rockingham County
Total Population	9,400	315,169
<b>With a Disability</b>	766	34,171
<b>Without</b>	8,634	280,998

Source: ACS 2018-2022

**Figure 5: Median Age**

Year	Newmarket	Rockingham County	NH
2012	36.6	42.3	41.1
2017	37	44.1	42.7
2022	38.5	44.7	43.1

Source: ACS 2007-2022



**Figure 6: Population by Age**

Age Group	Newmarket			Rockingham County			NH		
	2012	2017	2022	2012	2017	2022	2012	2017	2022
Under 10 Years	1,116	773	851	33,329	30,785	30,466	146,225	137,198	131,479
10 - 19 Years	1,110	823	833	40,423	36,923	35,596	179,567	165,328	162,096
20 - 29 Years	1,435	1,896	1,657	29,942	34,155	35,366	157,656	168,844	174,497
30 - 39 Years	1,199	1,419	1,610	33,152	33,784	39,425	153,433	153,029	171,144
40 - 49 Years	1,370	1,047	1,219	52,809	43,438	38,149	209,414	176,952	164,337
50 - 59 Years	1,274	1,257	941	49,420	53,596	51,119	208,367	217,925	207,906
60 - 69 Years	415	479	765	18,801	21,352	25,515	82,309	93,279	106,402
70 - 79 Years	535	831	959	21,671	29,588	36,588	98,760	129,717	158,814
Over 80 Years	330	230	495	11,729	13,338	16,724	57,678	61,133	73,391

Source: ACS 2007-2022

**Figure 7: Fall School Enrollment**

School Enrollment	Fall Enrollment				
	2019	2020	2021	2022	2023
Kindergarten	84	58	83	70	85
Elementary	419	391	363	379	367
Middle	259	246	241	226	227
High School	295	318	277	274	291
<b>Total</b>	<b>1,057</b>	<b>1,013</b>	<b>964</b>	<b>949</b>	<b>970</b>

Source: NH Department of Education 2019-2023

# INCOME

Figure 8: Median Household Income By Tenure

Households	Newmarket			Rockingham County		
	2012	2017	2022	2012	2017	2022
All Households	\$60,398	\$70,057	\$98,002	\$77,939	\$85,619	\$110,225
Owner	\$86,772	\$97,841	\$116,467	\$91,252	\$101,330	\$127,256
Renter	\$41,812	\$47,728	\$77,715	\$43,700	\$48,704	\$62,998

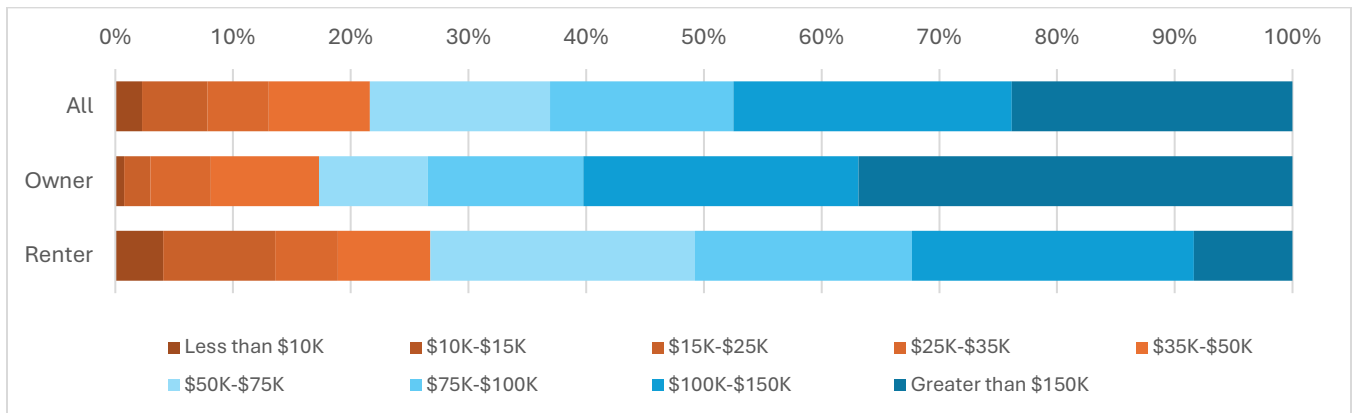
Source: ACS 2007-2022

Figure 9: Households by Income Bracket and Tenure

Income	Newmarket			Rockingham County		
	All	Owner	Renter	All	Owner	Renter
<\$10K	4,203	2,282	1,921	125,464	98,479	26,985
\$10K-\$15K	95	17	78	2,878	1,730	1,148
\$15K-\$25K	0	0	0	2,371	1,063	1,308
\$25K-\$35K	234	51	183	5,317	3,021	2,296
\$35K-\$50K	219	117	102	5,236	2,928	2,308
\$50K-\$75K	361	210	151	8,551	5,094	3,457
\$75-\$100K	643	211	432	16,736	11,068	5,668
\$100K-\$150K	655	301	354	16,112	11,988	4,124
>\$150K	994	534	460	26,348	22,193	4,155

Source: ACS 2018-2022

Figure 10: Households by Income Bracket and Tenure and Relationship to Median Income



Source: ACS 2018-2022

**Figure 11: Households by Cost Burden Status**

Householder Age	Total			Cost Burdened			Not Cost Burdened		
	All	Owner	Renter	All	Owner	Renter	All	Owner	Renter
15-24	223	0	223	122	0	122	101	0	101
25-34	932	234	698	283	66	217	649	168	481
35-64	2,080	1,400	680	444	241	203	1,636	1,159	477
Over 65	919	638	281	483	281	202	436	357	79
Not computed	49	10	39						

Source: ACS 2018-2022

## HOUSEHOLDS

**Figure 12: Households by Tenure**

Households	Newmarket			Rockingham County			NH		
	2012	2017	2022	2012	2017	2022	2012	2017	2022
All	3,693	4,077	4,203	115,552	119,955	125,464	516,845	526,710	545,116
Owner	2,055	2,154	2,282	89,320	92,025	98,479	372,021	372,304	393,945
Renter	1,638	1,923	1,921	26,232	27,930	26,985	144,824	154,406	151,171

Source: ACS 2007-2022

**Figure 13: Average Household Size by Tenure**

Households	Newmarket			Rockingham County			NH		
	2012	2017	2022	2012	2017	2022	2012	2017	2022
All	2.41	2.20	2.23	2.54	2.50	2.49	2.47	2.45	2.46
Owner	2.65	2.44	2.57	2.68	2.64	2.64	2.60	2.57	2.60
Renter	2.11	1.93	1.84	2.05	2.05	1.95	2.14	2.15	2.08

Source: ACS 2007-2022

**Figure 14: Households by Size**

	Newmarket			Rockingham County			NH		
	2012	2017	2022	2012	2017	2022	2012	2017	2022
Size = 1	990	1,248	1,225	26,167	27,864	29,747	130,449	134,536	147,474
Size = 2	1,383	1,614	1,722	42,288	44,010	48,134	193,222	200,911	209,739
Size = 3	601	591	768	19,849	20,584	20,603	81,457	85,961	82,528
Size = 4	514	416	330	18,108	18,319	17,634	73,431	68,544	68,169
Size = 5	95	167	103	6,585	6,759	6,887	26,487	25,317	25,524
Size = 6	65	41	55	1,829	1,614	1,572	8,012	7,328	7,677
Size >= 7	45	-	-	726	805	887	3,787	4,113	4,005

Source: ACS 2007-2022

**Figure 15: Households by Type**

Households	Newmarket			Rockingham County		
	2012	2017	2022	2012	2017	2022
Family Households	2,144	2,090	2,350	81,230	83,861	86,122
Married Couples	1,602	1,745	1,861	67,256	68,130	71,104
with Unmarried Female Householder	251	135	204	4,406	5,221	4,897
with Unmarried Male Householder	291	210	285	9,568	10,510	10,121
Non-Family Households	1,549	1,987	1,853	34,322	36,094	39,342
One Person	990	1,248	1,225	26,167	27,864	29,747
Multiple People	559	739	628	8,155	8,230	9,595

Source: ACS 2007-2022

**Figure 16: Households with Children**

Households	Newmarket			Rockingham County		
	2012	2017	2022	2012	2017	2022
Households with "own" children	1,025	794	957	37,598	36,399	35,129
Married Parents	669	604	583	29,424	27,205	26,390
Single Parents	356	190	374	8,174	9,194	8,739
Unmarried Female Parent	122	27	186	2,300	2,946	2,528
Unmarried Male Parent	234	163	188	5,874	6,248	6,211

Source: ACS 2007-2022

**Figure 17: People Living Alone**

Households	Newmarket			Rockingham County		
	2012	2017	2022	2012	2017	2022
Under 65 Years Old	690	761	797	16,499	15,869	15,583
Over 65 Years Old	300	487	428	9,668	11,995	14,164

Source: ACS 2007-2022

## NEWMARKET HOUSING STOCK

Figure 18: Permitted New Buildings

Year	Residential			Other		Total
	Single Family	Multifamily	Manufactured Housing	Commercial	Other	
2008	6	0	1	0	0	7
2009	0	3	0	0	0	3
2010	0	0	0	0	0	0
2011	2	0	0	0	0	2
2012	6	0	0	0	0	6
2013	1	4	0	0	0	5
2014	10	0	0	0	0	10
2015	21	14	0	0	0	35
2016	36	45	0	0	0	81
2017	24	4	0	0	0	28
2018	25	4	0	0	0	29
2019	19	19	0	0	0	38
2020	8	2	0	0	0	10
2021	2	0	1	0	0	3
2022	19	8	0	21	0	48

Source: SRPC's Building Permit Database 2008-2021

Figure 19: Buildable Land with Access to Utilities

Buildable Land with Access to...	Land Acres	% of Land
Water and Sewer Infrastructure	1,635.99	20%
Water Infrastructure Only	491.47	6%
Sewer Infrastructure Only	296.97	4%
<b>All Buildable Land</b>	<b>2,548.95</b>	<b>32%</b>

Source: City Data 2023

Figure 20: Potential and Existing Density

Infrastructure	Potential Density		Existing Density Range
	Low	High	
Water and Sewer	4 units/acre	6 units/acre	0.05 - 26.49 units/acre
Water or Sewer	1 unit/acre	1.5 units/acre	0.05 - 7.42 units/acre
None	0.5 unit/acre	1 unit/acre	(DES Septic Prevails)

Source: City Data 2023



Figure 21: Newmarket Zoning Districts that Allow Any Residential Uses

Housing Type	Land Acres	% of Land
<b>All Land</b>	<b>8,034.51</b>	<b>100%</b>
<b>All Residential</b>	<b>7,309.91</b>	<b>91%</b>
<b>Single Family (Allowed + Conditional)</b>	<b>7,300.23</b>	<b>91%</b>
Single Family (Allowed)	7,300.23	91%
Single Family (Conditional)	-	0%
<b>Two-Family (Allowed + Conditional)</b>	<b>229.70</b>	<b>3%</b>
Two-Family (Allowed)	229.70	3%
Two-Family (Conditional)	-	0%
<b>Multi-Family (Allowed + Conditional)</b>	<b>177.23</b>	<b>2%</b>
Multi-Family (Allowed)	144.51	2%
Multi-Family (Conditional)	32.72	0%

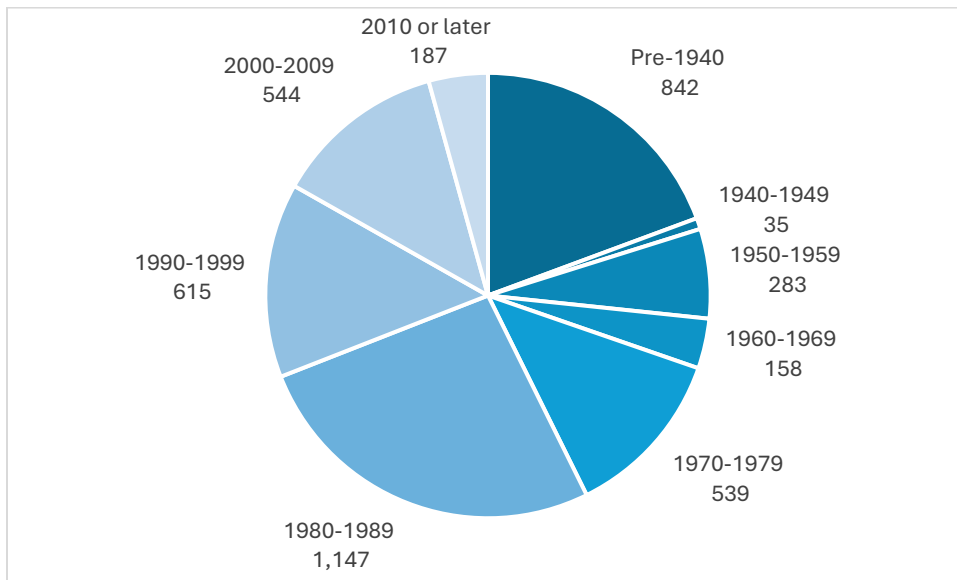
Source: City Data 2023

Figure 22: Number of Units in Structures

	Newmarket		Rockingham County	
	2012	2022	2012	2022
1 Unit	2,107	2,470	98,563	105,666
2 Units	148	247	6,464	5,692
3-9 Units	789	495	10,316	10,007
10-49 Units	805	903	9,484	11,491
50+ Units	26	235	1,781	2,678
<b>Total Households</b>	<b>3,875</b>	<b>4,350</b>	<b>126,644</b>	<b>135,585</b>

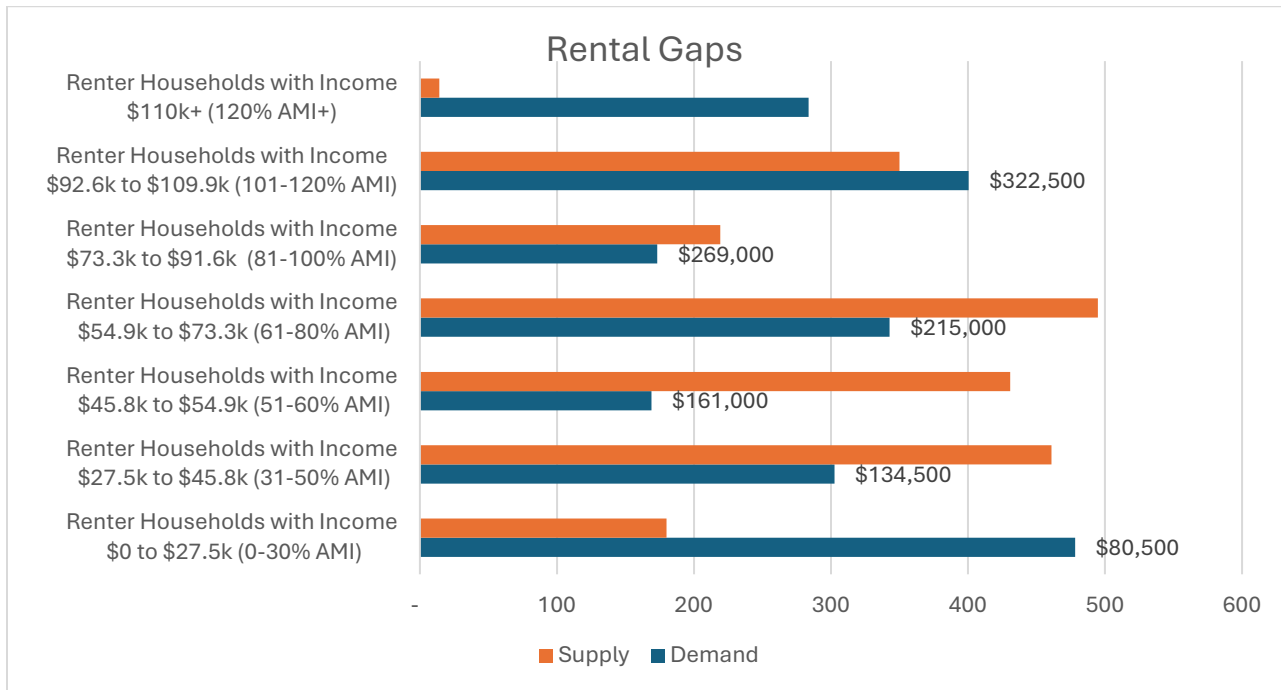
Source: ACS 2007-2022

Figure 23: Age of Housing Structure



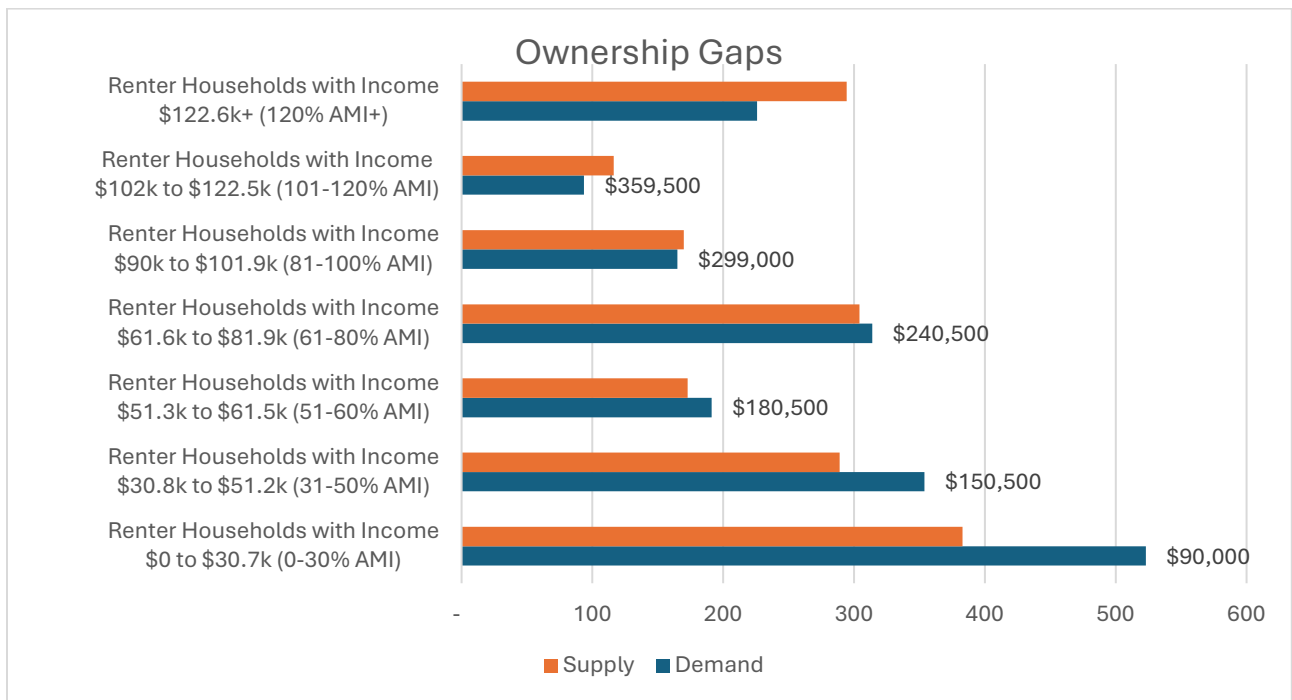
Source: ACS 2018-2022

**Figure 24: Housing Gaps for Rental Housing**



Source: Regional Housing Needs Assessment 2021

**Figure 25: Housing Gaps for Home Ownership**



Source: Regional Housing Needs Assessment 2021

Figure 26: Housing Production Needs for Newmarket

New Units Needed by		2025	2030	2035	2040
<b>Total</b>		278	511	668	756
<b>Owner Occupied</b>		189	347	451	506
	Below 100% AMI	70	129	168	188
	Above 100% AMI	119	218	284	318
<b>Renter Occupied</b>		89	164	217	249
	Below 100% AMI	24	44	58	66
	Above 100% AMI	65	120	159	183

Source: Regional Housing Needs Assessment 2021

## AFFORDABILITY

Figure 27: Median Home Purchase and Rental Costs

Year	Median Purchase Prices			Median Rent (All Units)		
	Newmarket	Rockingham County	NH	Newmarket	Rockingham County	NH
2005	\$273,519	\$307,000	\$250,000	\$988	\$973	\$901
2006	\$270,000	\$303,750	\$249,900	\$815	\$994	\$928
2007	\$283,000	\$300,000	\$252,500	\$844	\$1,031	\$946
2008	\$245,000	\$285,000	\$240,000	\$918	\$1,042	\$969
2009	\$229,400	\$247,000	\$210,000	\$1,197	\$1,047	\$969
2010	\$207,500	\$259,000	\$215,000	\$1,146	\$1,099	\$980
2011	\$220,000	\$250,000	\$207,000	\$1,268	\$1,051	\$983
2012	\$242,400	\$255,000	\$205,000	\$1,451	\$1,070	\$1,005
2013	\$233,000	\$269,000	\$220,000	\$1,267	\$1,099	\$1,018
2014	\$250,000	\$268,000	\$219,000	\$1,218	\$1,123	\$1,037
2015	\$227,500	\$275,000	\$221,000	\$1,328	\$1,163	\$1,069
2016	\$250,000	\$294,000	\$230,000	\$1,321	\$1,241	\$1,113
2017	\$280,000	\$312,500	\$240,000	\$1,409	\$1,268	\$1,143
2018	\$288,900	\$330,000	\$254,000	\$1,456	\$1,245	\$1,177
2019	\$320,000	\$349,000	\$270,000	\$1,481	\$1,467	\$1,251
2020	\$345,000	\$395,000	\$302,300	\$1,548	\$1,548	\$1,283
2021	\$375,000	\$449,900	\$350,000	\$1,566	\$1,556	\$1,373
2022	\$494,900	\$501,300	\$400,000	\$1,634	\$1,578	\$1,510
2023	\$500,000	\$530,000	\$418,000	\$1,914	\$1,911	\$1,644

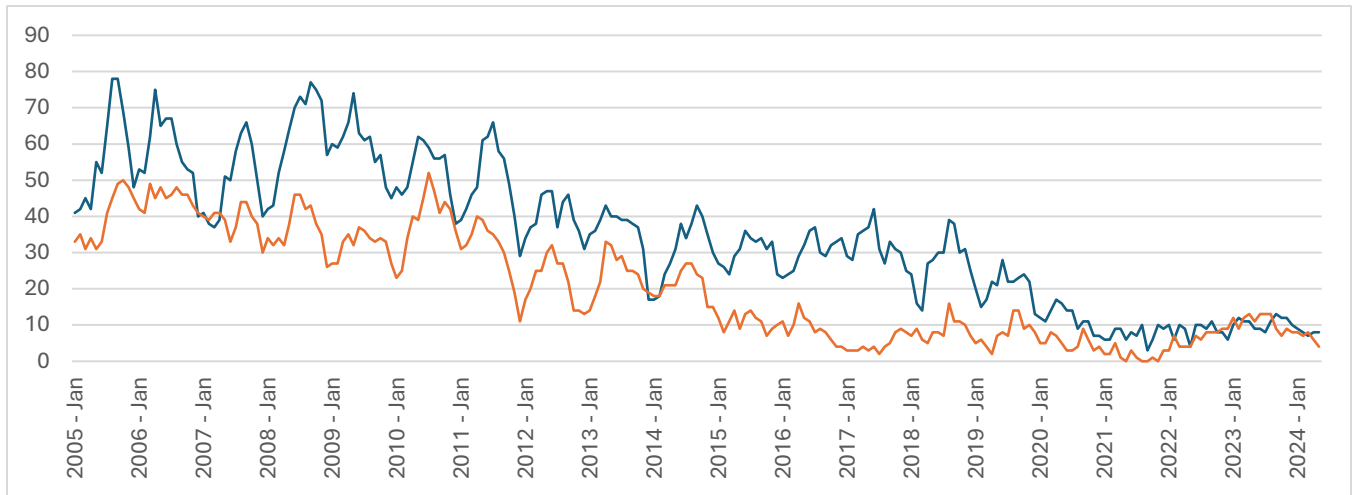
Source: New Hampshire Housing Finance Authority 2005-2022

**Figure 28: Portsmouth-Rochester Metro Area Fair Market Rents**

Unit Size	2020	2021	2022	2023
Studio/0 Bedroom	\$1,000	\$969	\$977	\$1,112
1 Bedroom	\$1,029	\$1,033	\$1,092	\$1,232
2 Bedroom	\$1,315	\$1,330	\$1,399	\$1,563
3 Bedroom	\$1,795	\$1,803	\$1,871	\$2,034
4 Bedroom	\$2,212	\$2,226	\$2,295	\$2,488
5 Bedroom	\$2,544	\$2,560	\$2,639	\$2,861
6+ Bedroom	\$2,876	\$2,894	\$2,984	\$3,234

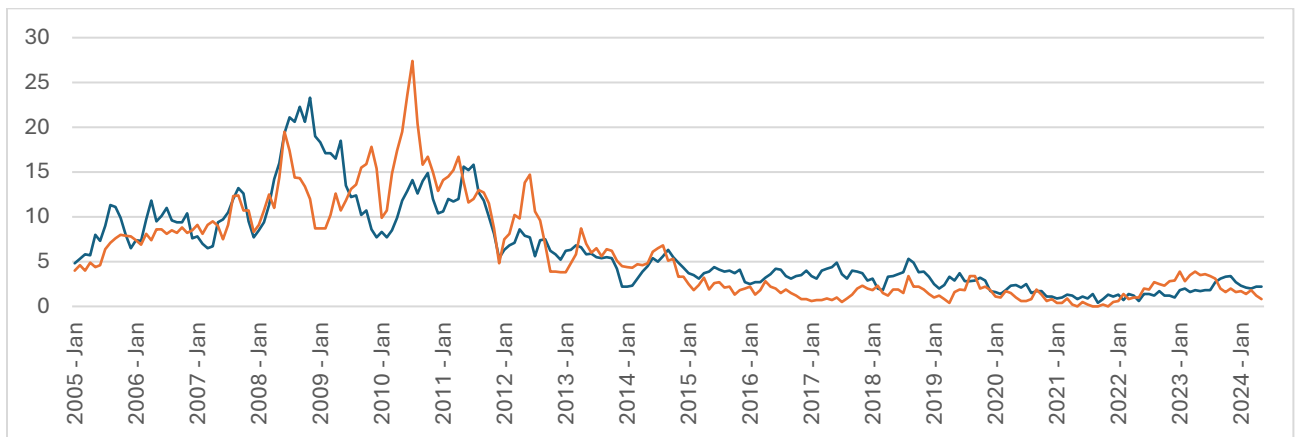
Source: HUD 2020-2023

**Figure 29: Homes for Sale Each Month**



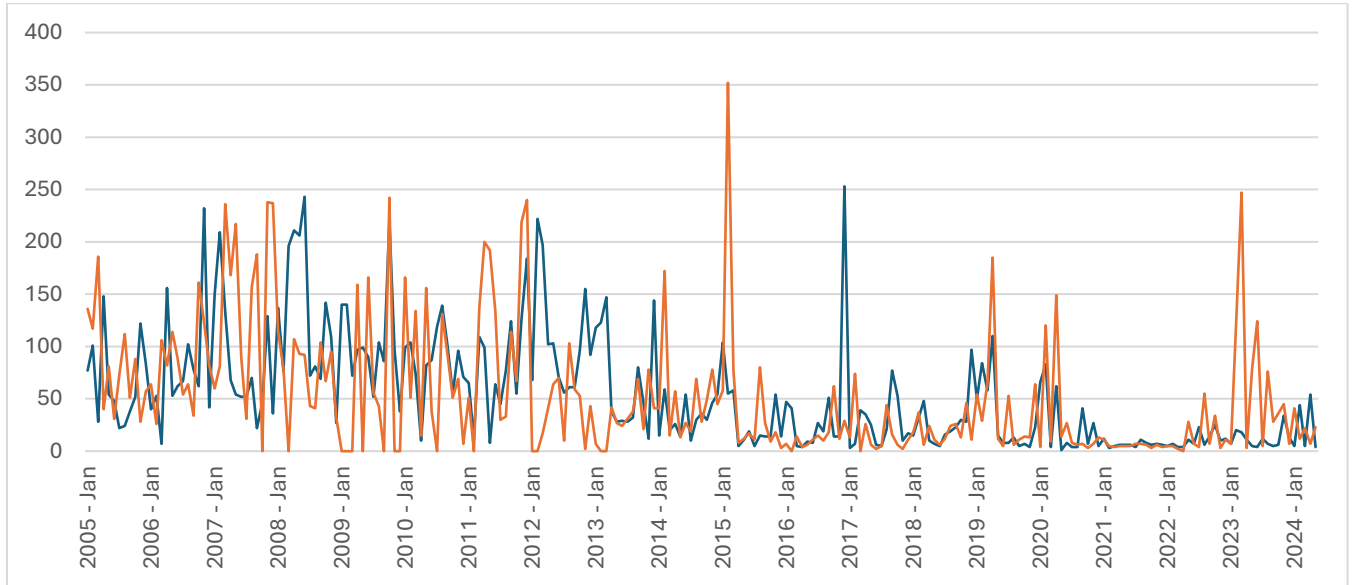
Source: NH Association of Realtors 2005-2024

**Figure 30: Months' Supply of Housing Inventory**



Source: NH Association of Realtors 2005-2024

**Figure 31: Average Days on Market**



Source: NH Association of Realtors 2005-2024

**Figure 32: Newmarket Housing Choice Vouchers**

Housing Choice Vouchers (2021)	
Number of Households	13
Average rent	\$1,315
Median rent	\$1,914
Applicants	23
Actively looking for units	4

Source: Regional Housing Needs Assessment 2021

**Figure 33: Subsidized Housing Units**

Subsidized Units	Newmarket
LIHTC Units	Yes
Special Needs Units	No
Age-Restricted Units	Yes
% Age-Restricted Units	63%
% Units within 1/2 mile of Transit	62%
Total Subsidized Units	134

Source: Regional Housing Needs Assessment 2021



**Figure 34: Employment and Wages for Rockingham County's Top Occupations**

Occupations	Employees	Wages			
		Entry	Mean	Experience	Median
Total, All Occupations	153,900	\$32,654	\$64,590	\$80,557	\$49,475
Retail	5,710	\$27,678	\$39,495	\$45,403	\$35,204
Health Care Practitioners	7,960	\$54,178	\$108,465	\$135,339	\$88,519
Health Care Support	4,180	\$32,529	\$44,166	\$49,985	\$43,128
Food Service and Preparation	15,090	\$24,994	\$36,756	\$42,637	\$34,760
Teachers	8,630	\$35,839	\$59,020	\$70,611	\$56,567
Elementary Teachers	1,250	\$49,945	\$68,578	\$77,895	\$66,028
Protective Services	2,890	\$36,451	\$57,638	\$68,231	\$57,559
Police (Patrol Officers)	580	\$54,808	\$65,934	\$71,496	\$63,940
Firefighters	650	\$36,417	\$53,368	\$61,844	\$54,742
Construction and Extraction	5,800	\$42,818	\$62,179	\$71,860	\$58,566

Source: NH Employment Security 2023

**Figure 35: Maximum Affordable Rent for Rockingham County's Top Occupations**

Occupations	Employees	Max Rent Affordable				Median Rent
		Entry	Mean	Experience	Median	
Total, All Occupations	153,900	\$816	\$1,615	\$2,014	\$1,237	\$1,914
Retail	5,710	\$692	\$987	\$1,135	\$880	\$1,914
Health Care Practitioners	7,960	\$1,354	\$2,712	\$3,383	\$2,213	\$1,914
Health Care Support	4,180	\$813	\$1,104	\$1,250	\$1,078	\$1,914
Food Service and Preparation	15,090	\$625	\$919	\$1,066	\$869	\$1,914
Teachers	8,630	\$896	\$1,476	\$1,765	\$1,414	\$1,914
Elementary Teachers	1,250	\$1,249	\$1,714	\$1,947	\$1,651	\$1,914
Protective Services	2,890	\$911	\$1,441	\$1,706	\$1,439	\$1,914
Police (Patrol Officers)	580	\$1,370	\$1,648	\$1,787	\$1,599	\$1,914
Firefighters	650	\$910	\$1,334	\$1,546	\$1,369	\$1,914
Construction and Extraction	5,800	\$1,070	\$1,554	\$1,797	\$1,464	\$1,914

Source: NH Employment Security 2023

**Figure 36: Maximum Affordable Home Purchase Price for Rockingham County's Top Occupations**

Occupations	Employees	Max Mortgage Affordable				Median Price
		Entry	Mean	Experienced	Median	
Total, All Occupations	153,900	\$95,500	\$189,500	\$236,500	\$145,000	\$500,000
Retail	5,710	\$81,000	\$115,500	\$133,000	\$103,000	\$500,000
Health Care Practitioners	7,960	\$159,000	\$318,500	\$397,000	\$259,500	\$500,000
Health Care Support	4,180	\$95,500	\$129,500	\$146,500	\$126,500	\$500,000
Food Service and Preparation	15,090	\$73,500	\$108,000	\$125,000	\$102,000	\$500,000
Teachers	8,630	\$105,000	\$173,000	\$207,000	\$166,000	\$500,000
Elementary Teachers	1,250	\$146,500	\$201,000	\$228,500	\$193,500	\$500,000
Protective Services	2,890	\$107,000	\$169,000	\$200,000	\$168,500	\$500,000
Police (Patrol Officers)	580	\$106,500	\$156,500	\$181,500	\$160,500	\$500,000
Firefighters	650	\$160,500	\$193,500	\$209,500	\$187,500	\$500,000
Construction and Extraction	5,800	\$125,500	\$182,500	\$210,500	\$171,500	\$500,000

Source: NH Employment Security 2023

## LIVING WAGE

The MIT Living Wage Calculator estimates the cost of living in a county and determines the necessary living wage and the poverty wage based on those costs. The table below represents the Rockingham County Living Wages.

**Figure 37: Living Wages for Rockingham County**

Household Type		Poverty Wage	Poverty Salary	Poverty Salary per month	Living Wage	Living Salary	Living Salary per month
<b>1 Adult</b>	<b>0 Children</b>	\$7.24	\$15,059	\$1,255	\$25.73	\$53,518	\$4,460
	<b>1 Child</b>	\$9.83	\$20,446	\$1,704	\$45.80	\$95,264	\$7,939
	<b>2 Children</b>	\$12.41	\$25,813	\$2,151	\$58.10	\$120,848	\$10,071
	<b>3 Children</b>	\$15.00	\$31,200	\$2,600	\$75.92	\$157,914	\$13,159
<b>2 Adults (1 Working)</b>	<b>0 Children</b>	\$9.83	\$20,446	\$1,704	\$34.54	\$71,843	\$5,987
	<b>1 Child</b>	\$12.41	\$25,813	\$2,151	\$42.32	\$88,026	\$7,335
	<b>2 Children</b>	\$15.00	\$31,200	\$2,600	\$47.37	\$98,530	\$8,211
	<b>3 Children</b>	\$17.59	\$36,587	\$3,049	\$50.83	\$105,726	\$8,811
<b>2 Adults (both working)</b>	<b>0 Children</b>	\$4.91	\$10,213	\$851	\$17.27	\$35,922	\$2,993
	<b>1 Child</b>	\$6.21	\$12,917	\$1,076	\$25.24	\$52,499	\$4,375
	<b>2 Children</b>	\$7.50	\$15,600	\$1,300	\$31.53	\$65,582	\$5,465
	<b>3 Children</b>	\$8.79	\$18,283	\$1,524	\$37.40	\$77,792	\$6,483

Source: MIT Living Wage Calculator 2022

# INCOME VS MORTGAGES

Figure 38: Down Payment, Mortgages, and Salaries Needed to Afford Median Priced Homes

Loan Assumptions			Down Payment			Monthly Mortgage Payment				Monthly Mortgage Payment + Utilities, Tax, PMI, and Insurance				Median Rents	Salary Needed				
Year	Average 30-year rate	Median Price	20% Down	10% Down	3.5% Down	20% Down	10% Down	3.5% Down	0% Down	20% Down	10% Down	3.5% Down	0% Down	All Units	20% Down	10% Down	3.5% Down	0% Down	Median Rent
2000	8.05	\$165,000	\$33,000	\$16,500	\$5,775	\$973	\$1,034	\$1,095	\$1,156	\$1,174	\$1,217	\$973	\$1,500	\$1,588	\$1,676	\$1,703	\$1,764	Unknown	\$38,940
2001	6.97	\$185,000	\$37,000	\$18,500	\$6,475	\$981	\$1,043	\$1,104	\$1,165	\$1,184	\$1,227	\$981	\$1,512	\$1,601	\$1,690	\$1,717	\$1,779	Unknown	\$39,258
2002	6.54	\$241,000	\$48,200	\$24,100	\$8,435	\$1,223	\$1,300	\$1,376	\$1,453	\$1,476	\$1,529	\$1,223	\$1,885	\$1,996	\$2,106	\$2,140	\$2,217	Unknown	\$48,934
2003	5.83	\$236,000	\$47,200	\$23,600	\$8,260	\$1,111	\$1,180	\$1,250	\$1,319	\$1,340	\$1,389	\$1,111	\$1,712	\$1,812	\$1,913	\$1,943	\$2,014	Unknown	\$44,441
2004	5.84	\$255,000	\$51,000	\$25,500	\$8,925	\$1,202	\$1,277	\$1,352	\$1,427	\$1,450	\$1,503	\$1,202	\$1,852	\$1,961	\$2,070	\$2,103	\$2,179	Unknown	\$48,083
2005	5.87	\$273,519	\$54,704	\$27,352	\$9,573	\$1,293	\$1,374	\$1,455	\$1,536	\$1,560	\$1,617	\$1,293	\$1,992	\$2,110	\$2,227	\$2,262	\$2,344	\$988	\$51,729
2006	6.41	\$270,000	\$54,000	\$27,000	\$9,450	\$1,353	\$1,438	\$1,522	\$1,607	\$1,632	\$1,691	\$1,353	\$2,084	\$2,207	\$2,330	\$2,366	\$2,452	\$815	\$54,119
2007	6.34	\$283,000	\$56,600	\$28,300	\$9,905	\$1,407	\$1,495	\$1,583	\$1,671	\$1,697	\$1,759	\$1,407	\$2,167	\$2,295	\$2,422	\$2,461	\$2,550	\$844	\$56,275
2008	6.03	\$245,000	\$49,000	\$24,500	\$8,575	\$1,179	\$1,252	\$1,326	\$1,400	\$1,422	\$1,473	\$1,179	\$1,816	\$1,923	\$2,029	\$2,061	\$2,136	\$918	\$47,142
2009	5.04	\$229,400	\$45,880	\$22,940	\$8,029	\$989	\$1,051	\$1,113	\$1,175	\$1,193	\$1,237	\$989	\$1,524	\$1,614	\$1,703	\$1,730	\$1,793	\$1,197	\$39,571
2010	4.69	\$207,500	\$41,500	\$20,750	\$7,263	\$860	\$914	\$967	\$1,021	\$1,037	\$1,075	\$860	\$1,325	\$1,403	\$1,481	\$1,504	\$1,559	\$1,146	\$34,397
2011	4.45	\$220,000	\$44,000	\$22,000	\$7,700	\$886	\$942	\$997	\$1,053	\$1,069	\$1,108	\$886	\$1,365	\$1,446	\$1,526	\$1,550	\$1,606	\$1,268	\$35,453
2012	3.66	\$242,400	\$48,480	\$24,240	\$8,484	\$888	\$943	\$999	\$1,054	\$1,071	\$1,110	\$888	\$1,368	\$1,448	\$1,529	\$1,553	\$1,609	\$1,451	\$35,517
2013	3.98	\$233,000	\$46,600	\$23,300	\$8,155	\$887	\$943	\$998	\$1,054	\$1,070	\$1,109	\$887	\$1,367	\$1,447	\$1,528	\$1,552	\$1,608	\$1,267	\$35,491
2014	4.17	\$250,000	\$50,000	\$25,000	\$8,750	\$974	\$1,035	\$1,096	\$1,157	\$1,175	\$1,218	\$974	\$1,501	\$1,589	\$1,678	\$1,704	\$1,766	\$1,218	\$38,976
2015	3.85	\$227,500	\$45,500	\$22,750	\$7,963	\$853	\$907	\$960	\$1,013	\$1,029	\$1,067	\$853	\$1,315	\$1,392	\$1,469	\$1,492	\$1,547	\$1,328	\$34,132
2016	3.65	\$250,000	\$50,000	\$25,000	\$8,750	\$915	\$973	\$1,030	\$1,087	\$1,104	\$1,144	\$915	\$1,410	\$1,493	\$1,576	\$1,601	\$1,659	\$1,321	\$36,615
2017	3.99	\$280,000	\$56,000	\$28,000	\$9,800	\$1,068	\$1,135	\$1,202	\$1,268	\$1,288	\$1,335	\$1,068	\$1,646	\$1,742	\$1,839	\$1,868	\$1,936	\$1,409	\$42,724
2018	4.54	\$288,900	\$57,780	\$28,890	\$10,112	\$1,177	\$1,251	\$1,324	\$1,398	\$1,420	\$1,471	\$1,177	\$1,814	\$1,920	\$2,027	\$2,059	\$2,134	\$1,456	\$47,087
2019	3.94	\$320,000	\$64,000	\$32,000	\$11,200	\$1,213	\$1,289	\$1,364	\$1,440	\$1,463	\$1,516	\$1,213	\$1,868	\$1,978	\$2,088	\$2,121	\$2,198	\$1,481	\$48,509
2020	3.11	\$345,000	\$69,000	\$34,500	\$12,075	\$1,180	\$1,254	\$1,328	\$1,402	\$1,424	\$1,475	\$1,180	\$1,818	\$1,925	\$2,032	\$2,064	\$2,139	\$1,548	\$47,213
2021	2.96	\$375,000	\$75,000	\$37,500	\$13,125	\$1,258	\$1,337	\$1,415	\$1,494	\$1,517	\$1,572	\$1,258	\$1,938	\$2,052	\$2,166	\$2,200	\$2,280	\$1,566	\$50,319
2022	5.34	\$494,900	\$98,980	\$49,490	\$17,322	\$2,209	\$2,347	\$2,486	\$2,624	\$2,665	\$2,762	\$2,209	\$3,404	\$3,604	\$3,804	\$3,864	\$4,005	\$1,634	\$88,376
2023	6.81	\$500,000	\$100,000	\$50,000	\$17,500	\$2,610	\$2,774	\$2,937	\$3,100	\$3,149	\$3,263	\$2,610	\$4,022	\$4,258	\$4,495	\$4,566	\$4,731	\$1,914	\$104,415

Source: US Federal Reserve and NHHFA 2000-2023

Base Assumptions used in the table above:

- Median Purchase Prices are for Rockingham County
- 30-year interest rates are annual averages for each year
- “Mortgage + PMI” accounts for utilities, tax, PMI and mortgage insurance and assumes that these cost 45% of the original mortgage payment.
- Salary needed to afford each mortgage is the salary at which Mortgage + PMI is less than 30% of the monthly income.
- Down payments used are:
  - 20% to avoid needing PMI and Mortgage Insurance
  - 10% as an easier to attain high percentage down
  - 3.5% as a common minimum for many assistance programs
  - 0% as the minimum for veteran assistance and other programs