



THE STATE OF HOUSING IN NEW HAMPSHIRE: WHAT THE LATEST DATA TELL US

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HOW HAVE HOUSING PRICES CHANGED?

MEDIAN SALE PRICE OF A SINGLE-FAMILY HOUSE IN FEBRUARY 2025: \$510,000

NEW HAMPSHIRE MEDIAN SINGLE FAMILY HOUSE SALE PRICES



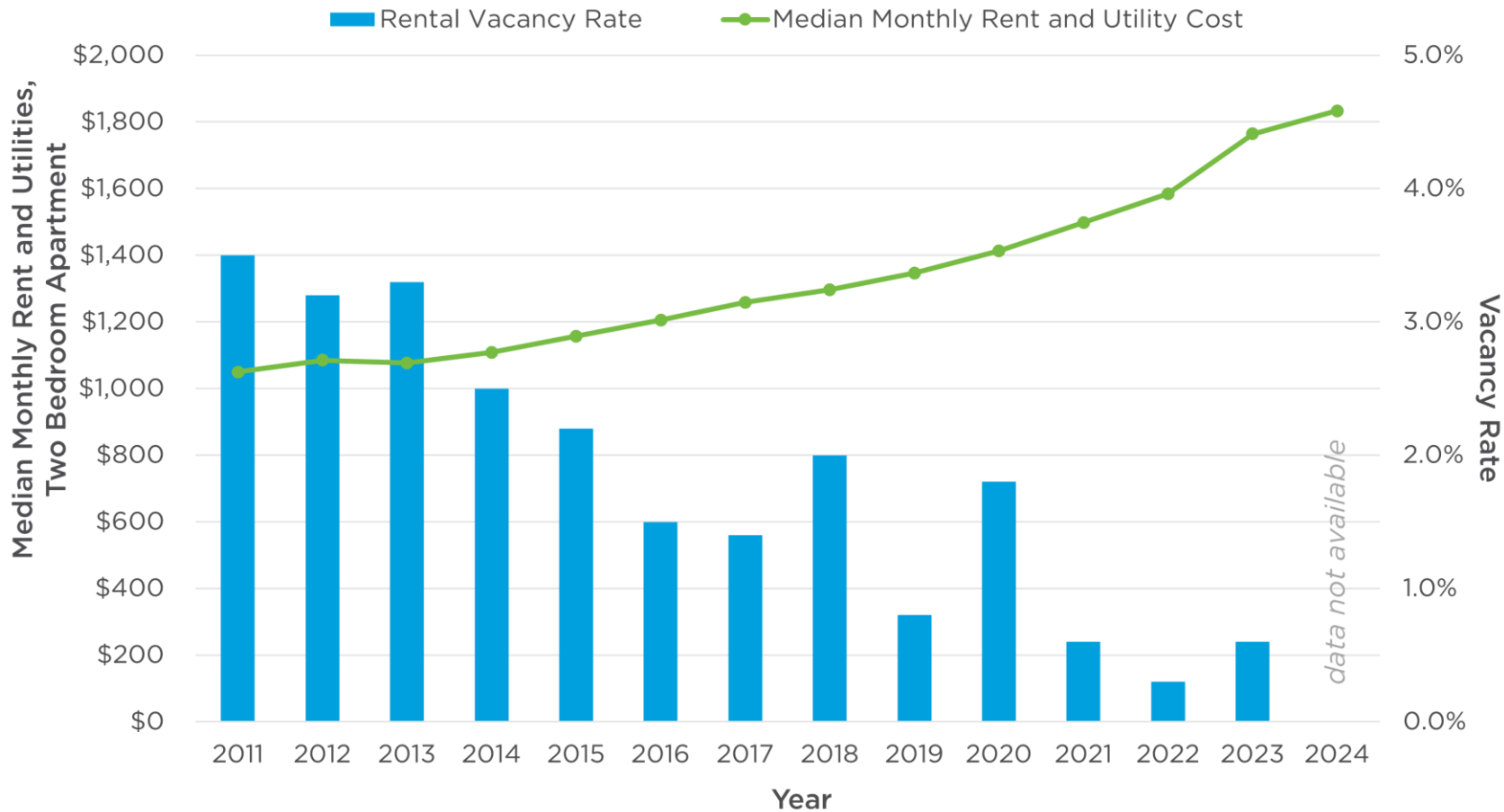
Note: Axis does not start at \$0.

Source: New Hampshire Association of Realtors, Monthly Indicators

MEDIAN MONTHLY PRICE OF A TWO-BEDROOM UNIT IN 2024: \$1,833

MEDIAN MONTHLY RENTAL COSTS AND VACANCY RATES

New Hampshire Statewide Data, Two Bedroom Apartments

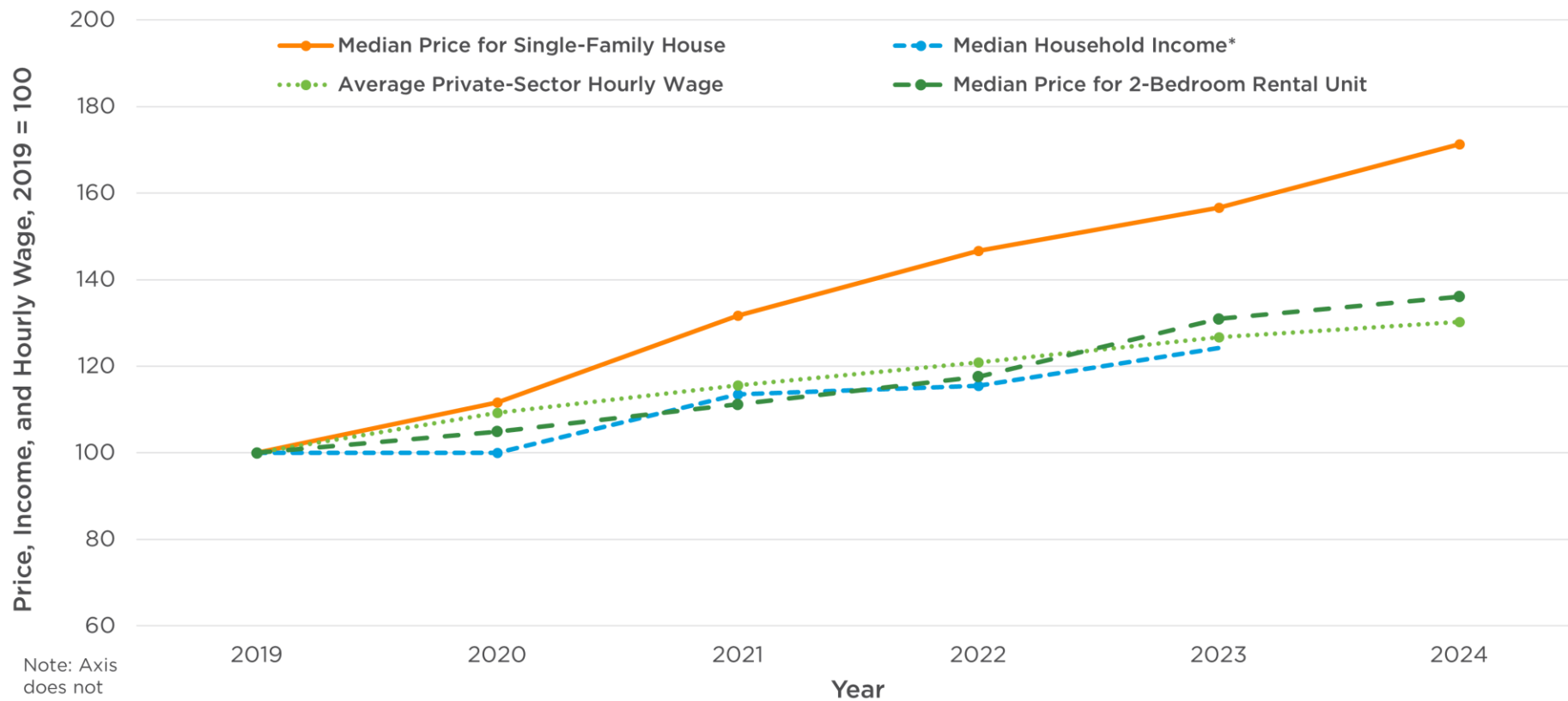


Source: New Hampshire Housing Finance Authority, Rental Cost Survey Report

HOUSING PRICES OUTPACE MEDIAN INCOME AND AVERAGE WAGES

NEW HAMPSHIRE HOUSING AND RENTAL PRICES COMPARED TO HOUSEHOLD INCOME AND WAGES

From 2019 to 2024



Note: Axis does not start at 0.

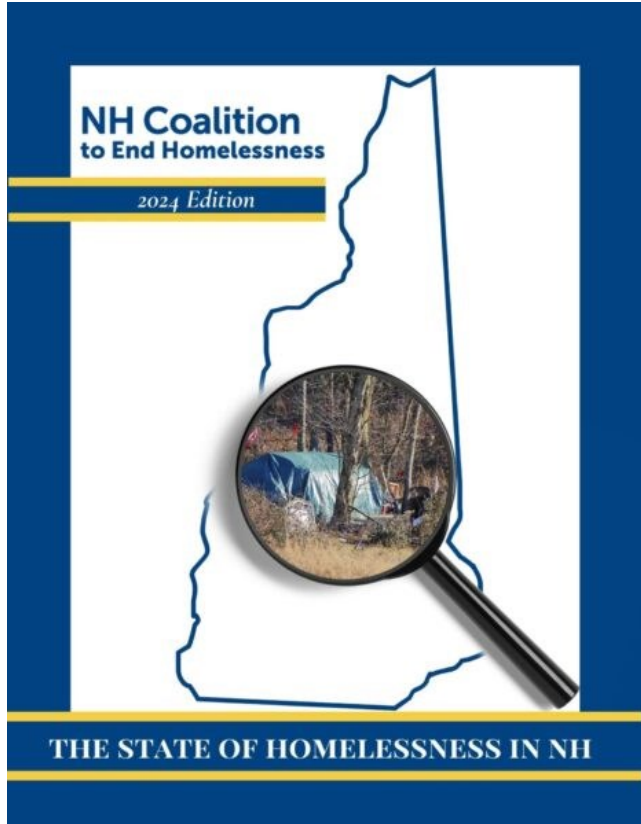
*Note: Median Household Income data is available only until 2023.

Source: New Hampshire Realtors, Monthly Indicators; U.S. Census Bureau, American Community Survey, 2019-2023 1-year Estimates; NH Employment Security, GraniteStats, Private Sector Hourly Wage; NH Housing, 2024 Residential Rental Cost Survey Report

2019 to 2023
Increases:

- Median Price of a Single-Family House: 56.7%
- Median Price of a 2-Bedroom Rental Unit: 31.0%
- Median Household Income: 24.3%
- Average Private Sector Hourly Wages: 26.7%

HOW HAVE HIGH PRICES IMPACTED THE UNHOUSED POPULATION?

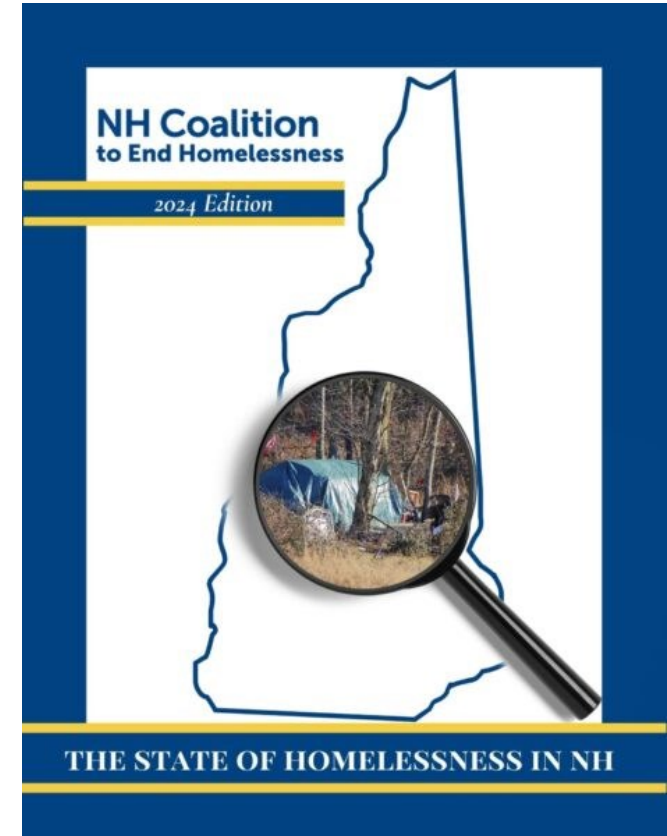


The State of Homelessness in New Hampshire

JENNIFER CHISHOLM,
LICSW, MLADC

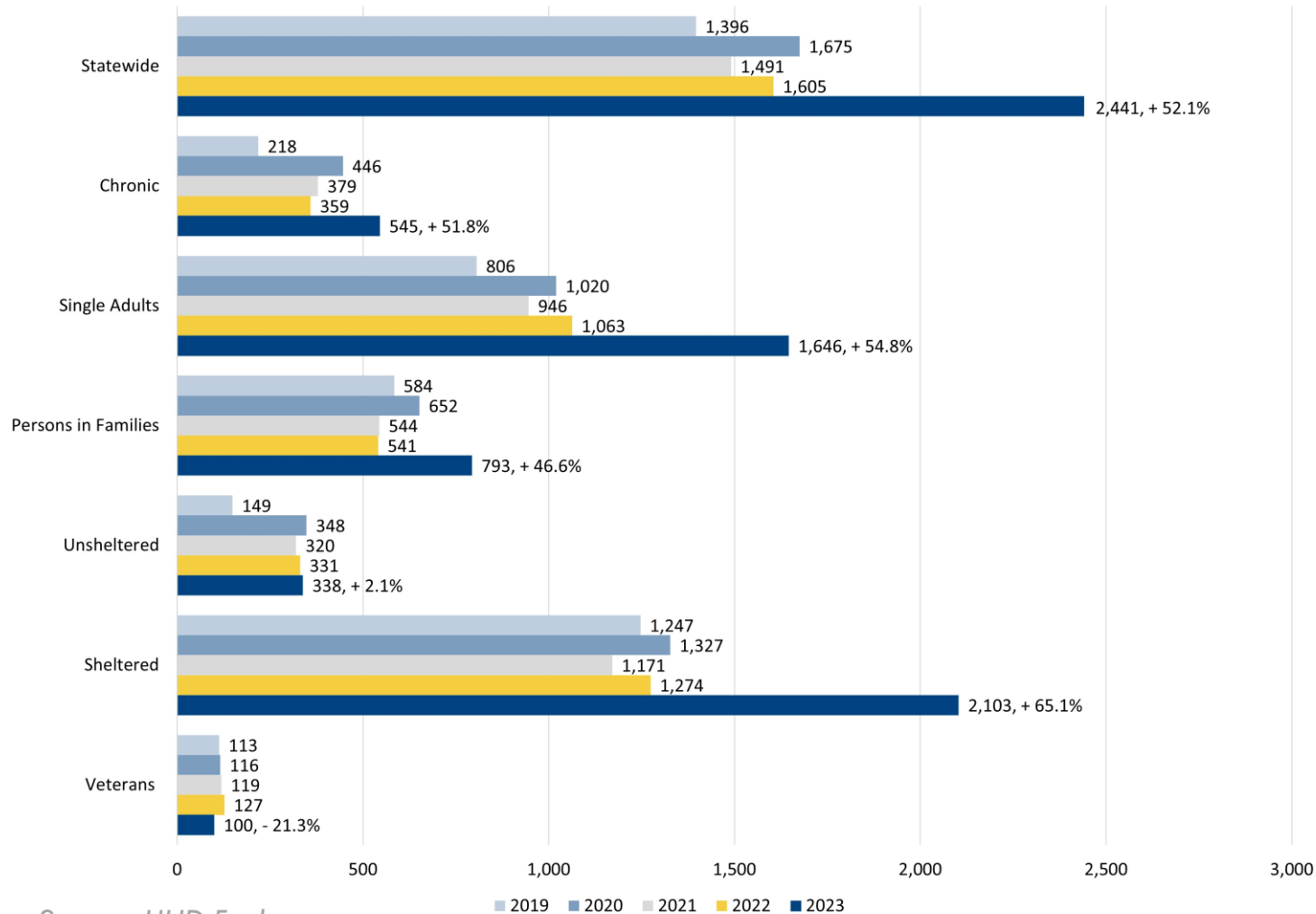
State of Homelessness in NH Report

- **Analysis of two data sources:**
 - **Point in Time (PIT) Count**
 - Data from one 24-hour period in January (2023)
 - **Housing Management Information System (HMIS)**
 - Captures data across the entire calendar year (2023)



...who is missing???

2019–2023 PIT Count Data:

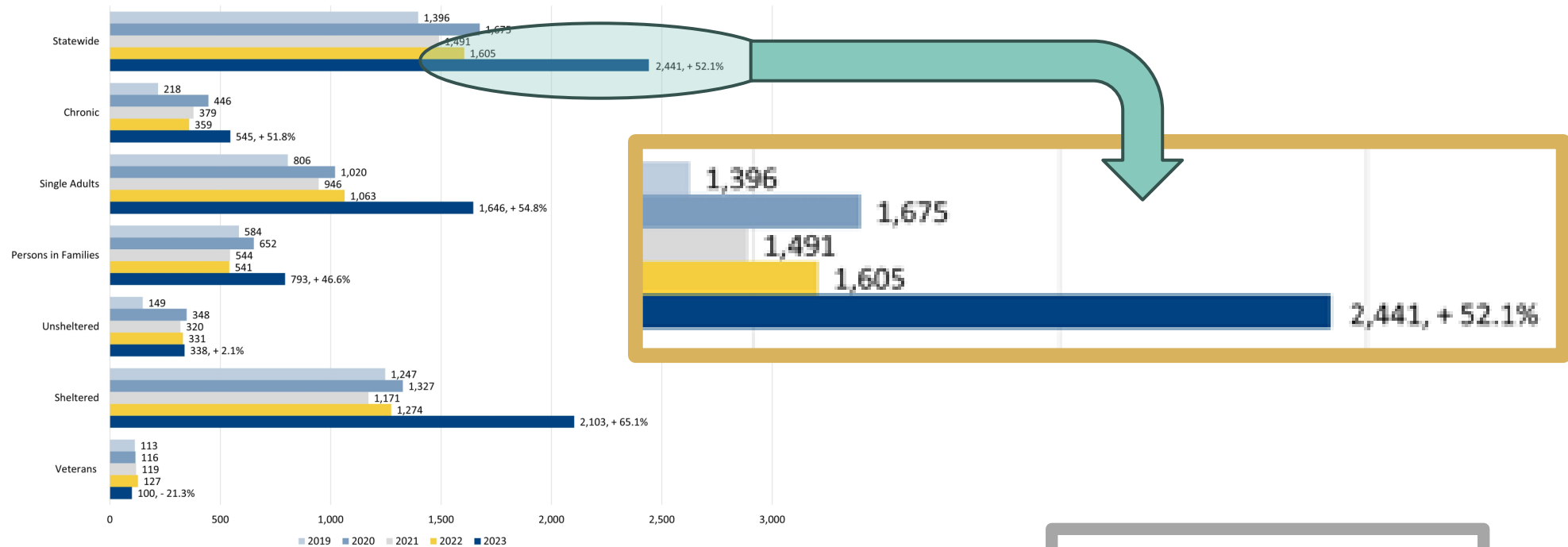


Source: HUD Exchange

Notable takeaways:

- All categories except Veteran homelessness saw an increase
- Single-year percentage increases in most categories were over 50%
 - **Overall** – 52.1%
 - **Chronic** – 51.8%
 - **Single Adults** – 54.8%
 - **Families** – 46.6%
 - **Sheltered** – 65.1%
- Unsheltered homelessness nearly plateaued...
 - *...but this doesn't tell the whole story*

PIT Count 2022-2023



In the 2023 PIT Count, NH had the highest percentage increase in total homelessness in the United States

NH ↑ by **52.1%**
US ↑ by **12%**

Source: HUD Exchange

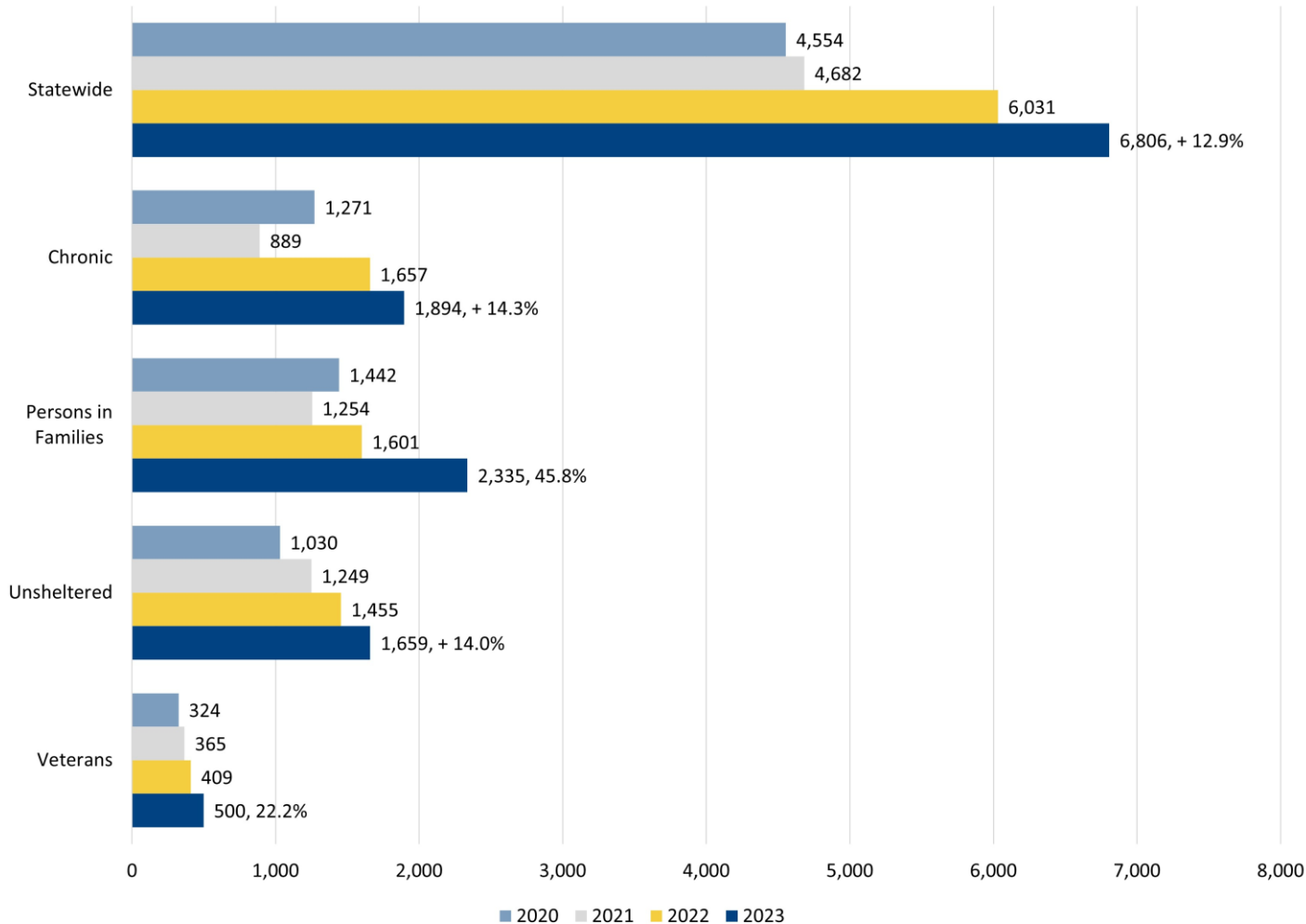
PIT Data: Unsheltered Homelessness

- **2023 PIT Count:**
 - 338 people
 - *Only 7 more people than the 2022 Count*
 - *2.1% increase from 2022 - 2023*
- **2024 PIT Count:**
 - 579 people

71.3%  over 2023

288.6%  from 2019

2020–2023 HMIS Data



Source: Institute for Community Alliances

Notable takeaways:

- Increases across the board, including Veteran homelessness
- 6806 NH residents were homeless in calendar year 2023
- The number of persons in families increased 45.8%

2023: Aging and Homelessness



*Homelessness among aging adults and the medically frail is an area of **critical** concern across the state*

In the U.S., NH has the population with:

- **The 2nd highest median age**
- **The 7th highest number of people ages 65+**

The number of older adults in NH is projected to **double in the next 20 years.**

NH is the only state in New England and one of 10 nationwide without a Medical Respite program.

1 out of 5 people who were homeless in NH in 2023 were an older adult

HOW HAS HOUSING DEVELOPMENT IMPACTED SCHOOL ENROLLMENT AND LOCAL TAXES?

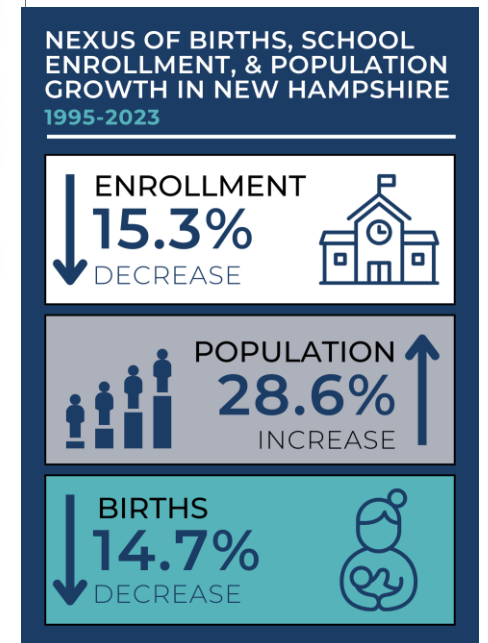
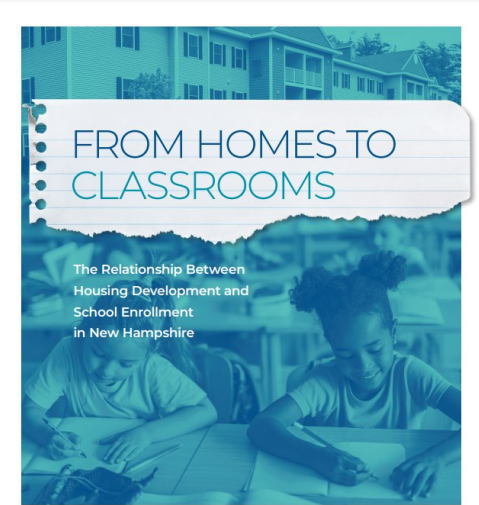
HOUSING DEVELOPMENT AND SCHOOL ENROLLMENT

Three-part myth

1. School children per unit
2. Marginal vs. average cost
3. Additional tax base

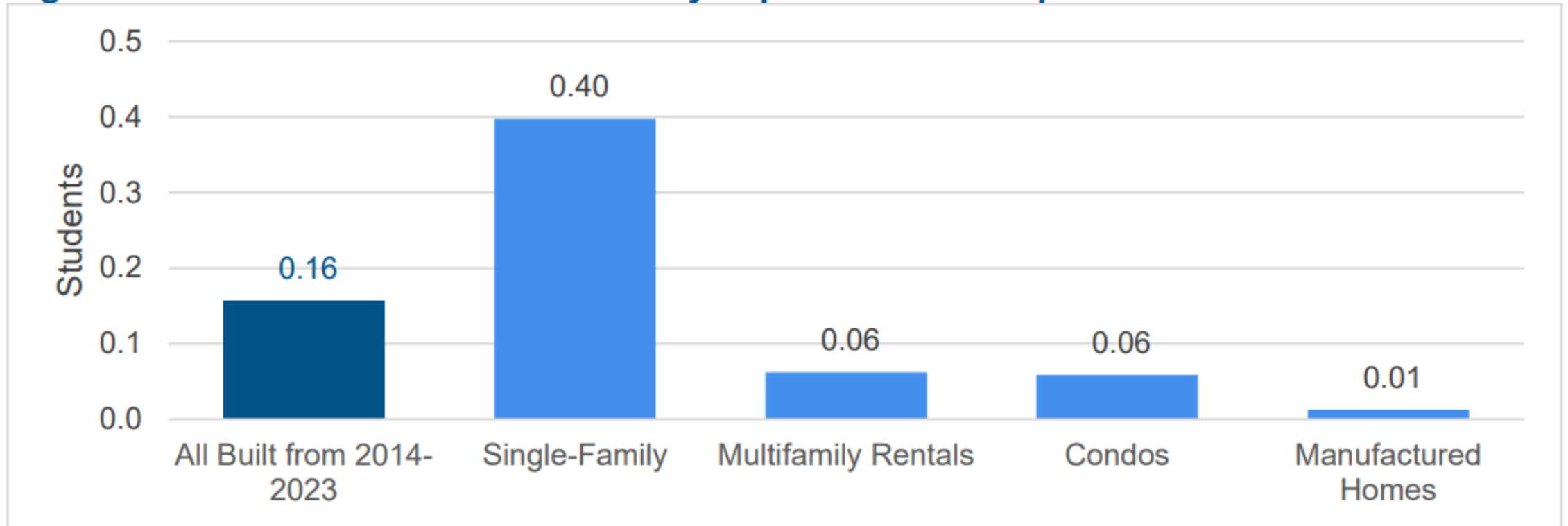
Four case studies

1. Dover
2. Dunbarton
3. Deerfield
4. Merrimack



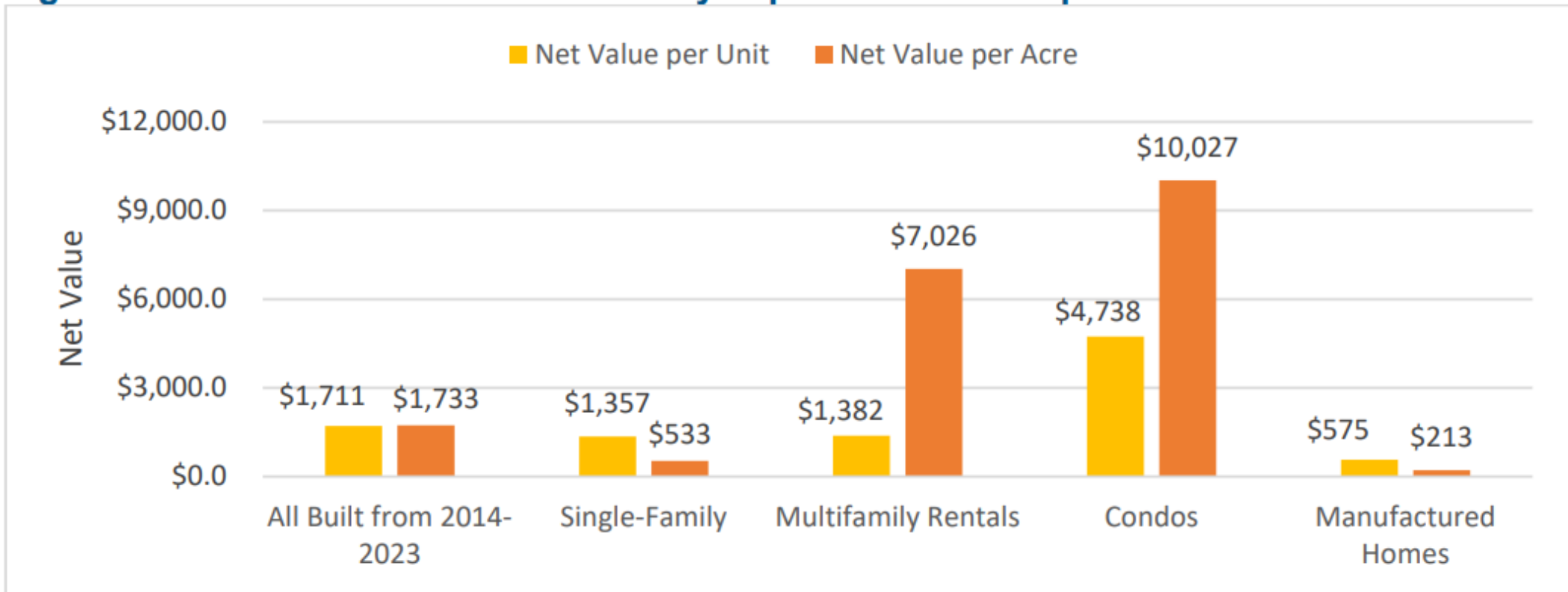
STUDENTS PER UNIT

Figure 1.1: New Construction Case Study Impacts: Students per Unit



NET VALUE PER UNIT/ACRE

Figure 1.2: New Construction Case Study Impacts: Net Value per Unit/Acre



Note: Net value refers to the overall fiscal impact of new housing on a school district, calculated as the difference between the additional tax revenue generated and the total cost of providing educational services to new students. It can be positive if revenue exceeds costs or negative if costs exceed revenue.



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