



NEW HAMPSHIRE
HOUSING

NEW HAMPSHIRE
**2023 RESIDENTIAL
RENTAL COST
SURVEY REPORT**

VACANCY RATE
STATEWIDE / 2-BEDROOM

0.6%

MEDIAN GROSS **RENT**
STATEWIDE / 2-BEDROOM

\$1,764

New Hampshire 2023 Residential Rental Cost Survey Report

TABLE OF CONTENTS

2023 NH Residential Rental Market: Executive Summary	4
Survey Results Summary	5
Statewide Monthly Median Gross Rent (2-bedroom)	
Overview of the Rent Survey Process	6
Total Survey Sample Size by Units (adjusted)	
Rental Costs	7
Monthly Median Gross Rent (2-bedroom, all units)	
Median Monthly Gross Rent for 2-Bedroom Units (2014 - 2023)	
Gross Rent by Number of Bedrooms	
Percent Change in 2-Bedroom Median Gross Rent (by county, 2014 - 2023)	
Average Utility Costs	9
Vacancy Rates	10
Statewide Vacancy Rates	
Vacancy Rates by County	
Affordability & Income	11
Owner & Renter Median Household Income	
Household Income Required to Afford 2-Bedroom Unit	
Affordability of 2-Bedroom Units (by county)	
Percent of 2-Bedroom Units Below Affordable Rent (by county)	
Median Monthly Gross Rents - By County	13
Median Monthly Gross Rents - Selected Cities	15
Median Monthly Gross Rents - HUD Metro Fair Market Rent Area	16



Note: Property owners and rental managers who participate in our annual survey are vital to this report. Data presented in the report are referenced by public officials, businesses, and others interested in the state's housing market.

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The 2023 NH Residential Rental Market: Strong Demand and Tight Inventory Challenges State's Ability to Meet Housing Needs

Rob Dapice, Executive Director / CEO
New Hampshire Housing

The residential rental market is, in many ways, a bellwether of our state's housing market. New Hampshire Housing's annual statewide survey of market-rate apartments provides a comprehensive view of the Granite State's rental market, and the implications for our rental and for-sale markets.

The survey reflects a housing market that remains exceedingly tight, with a high demand for rental units, a low vacancy rate, and ongoing pressure on the affordability of both for-rent and for-sale homes.

To afford the statewide median cost of a typical two-bedroom apartment with utilities, a New Hampshire renter would have to earn 137% of the estimated statewide median renter income, or over \$70,600 a year.

In summary, our 2023 survey indicates:

- The 2023 statewide monthly median gross rent (including utilities) of \$1,764 for two-bedroom units is up 11.4% over last year.
- Rents statewide continued their steady 10-year climb.
- Increasing rents are both a cause and a result of inflation in the broader economy. They generally occur when leases are renewed or when rental properties are sold.
- Average monthly utility costs increased substantially over the last year due to a spike in energy prices, which contributed to the survey's reported 11.4% increase in monthly median gross rent for two-bedroom units. The definition of gross rent includes estimated utility costs to reflect renters' true housing costs.
- With a vacancy rate of 0.8% for all rentals, finding an apartment that is affordable is very difficult. (A vacancy rate of 5% is considered a balanced market for tenants and landlords.)

The 2023 Residential Rental Cost Survey gathered responses from the owners of 17,116 market-rate (unsubsidized) rental housing units, or 11% of all units statewide.

Some parts of the US (unlike in NH) have seen rents flatten or decline slightly after notable increases in the last two years. According to Realtor.com and Rent.com, the southern and western regions of the country have

had historically high levels of multifamily construction in recent years. This expanded inventory of rental units has helped to slow price increases in those regions.

The challenges of New Hampshire's rental market are related to the state's limited inventory of for-sale homes, particularly those affordable for most first-time homebuyers. That, coupled with interest rates hovering at 6 - 7%, has kept many households as renters, contributing to low rental vacancy levels because people are unable to achieve homeownership.

Nationally and in New Hampshire, the supply of low-cost rentals continues to decline, according to *The State of the Nation's Housing 2023*, issued by The Harvard Joint Center for Housing Studies.

ASSESSING THE NEED FOR HOUSING IN NH

Based on the state's estimated population growth, a total of 23,670 housing units is needed today to meet New Hampshire's current housing shortage, according to the **NH Statewide Housing Needs Assessment** issued earlier this year. It also reported that by 2040, New Hampshire will need nearly 90,000 units more than we have today.

How do we get to a more balanced market, where our state's workforce and people can find and afford a home, whether they rent or own? Additional funding and financing tools to support the development of single-family and multifamily housing are key. So too, are evaluating planning and zoning changes in our communities to enable us to add different types of housing to meet the needs of the people of New Hampshire, regardless of their income or age or where they live in the state.

The residential rental market is, in many ways, a bellwether of our state's housing market: there is a high demand for affordable housing, a very limited supply, and a very low vacancy rate for all types of housing.

2023 Statewide Survey Summary

2023 MEDIAN GROSS RENT & VACANCY RATE

2-BEDROOM UNITS / STATEWIDE

\$1,764

MONTHLY MEDIAN GROSS RENT

11.4%

ANNUAL INCREASE IN MONTHLY
MEDIAN GROSS RENT

0.6%

VACANCY RATE



Overview of the Rent Survey Process

New Hampshire Housing began conducting its annual statewide survey of rental housing costs in 1980 to provide data to the general public, businesses, and organizations that administer housing programs.

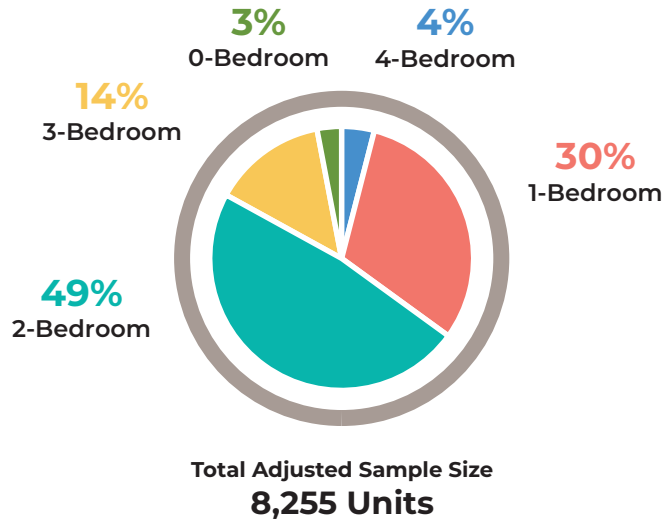
Our 2023 survey was conducted by the University of New Hampshire Survey Center via telephone and online from March - May 2023, as well as through outreach to property owners and managers by K. Kirkwood Consulting.

We obtained information on 17,116 market-rate rental housing units across the state. Rental properties surveyed included those that participated in past surveys and those identified through various types of outreach.

The calculation of median rents is based on a total sample of 8,255 units. To address potential bias towards larger apartment complexes, an adjustment factor was implemented for buildings with more than 10 units.

Gross rents are calculated for each property in the survey by taking the rent charged by the landlord and adding a dollar allowance for those utilities the tenant pays. This allowance for tenant-paid utilities has the effect of standardizing rental costs. These utility allowances are calculated at the time of the rental survey and are based on physical consumption allowances determined by HUD and from data gathered by NH Housing from state electric, oil, and propane suppliers yearly in December and January.

Median gross rents are presented for geographic areas and for various unit sizes. The median represents the middle value gross rent when they are ordered from



lowest to highest. Thus, 50% of the sample units in each calculation have gross rents below the median, and 50% have gross rents above the median. The median (rather than a mean, or average) is used because it is less influenced by extremes in costs. All median gross rents reported include utilities.

Median rents for some areas are not reported because the sample was not large enough (under 20 units) for a reliable calculation. However, data for those units are included in the calculation of "all units" median rents.

Please note that because the sample set changes each year, changes in rents may be due to both the change in the sample and changes in utility costs used in calculating gross rents. A change in sample size, specifically for smaller geographies, can impact results.

PLEASE PARTICIPATE IN OUR 2024 NH RESIDENTIAL RENTAL COST SURVEY

Our annual Residential Rental Cost Survey gets underway every January. **All information provided by property owners is aggregated and kept confidential.**

If you own or manage one or more units of rental housing, please

contact us and take the survey. Because we appreciate that it takes time to fill it out, after you have completed the survey online or via phone, you may elect to be entered into a drawing to win a gift card.

To participate, please visit [NHHousing.org/rentsurvey](https://nhhousing.org/rentsurvey) or contact Kathleen Moran, Research & Data Analyst, at kmoran@nhhfa.org.

Rental Costs

MONTHLY MEDIAN GROSS RENTS

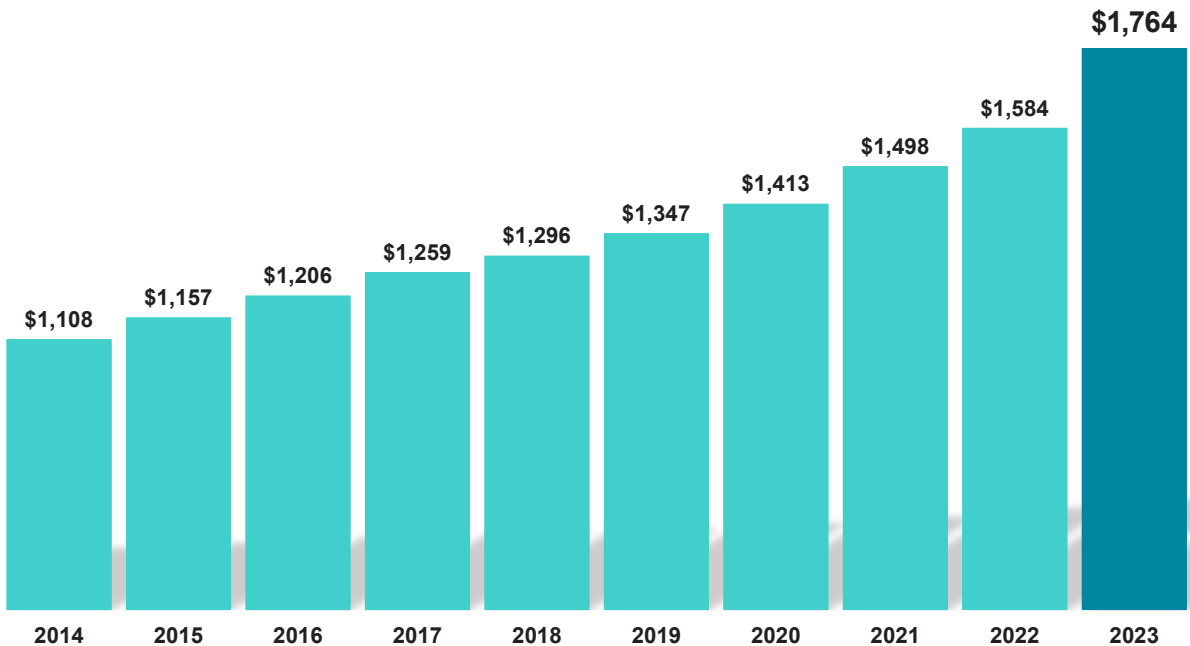
2-bedroom, all units (2014-2023)

The statewide median gross rent (including utilities) for a 2-bedroom unit has increased 36% in the past 5 years. From 2022 - 2023, there was an 11.4% increase.



MEDIAN MONTHLY GROSS RENT

2-bedroom units (2014-2023)



Rental Costs

2023 GROSS RENTS BY NUMBER OF BEDROOMS

2023 GROSS RENT			
Unit	Sample Size	Rent Range	Median
0-Bedroom	305	\$300 - \$3,044	\$1,138
1-Bedroom	2,461	\$344 - \$2,851	\$1,362
2-Bedroom	4,080	\$516 - \$4,273	\$1,764
3-Bedroom	1,177	\$784 - \$5,025	\$1,869
4+ Bedroom	232	\$750 - \$5,624	\$2,067
All Units	8,255	\$300 - \$5,624	\$1,644

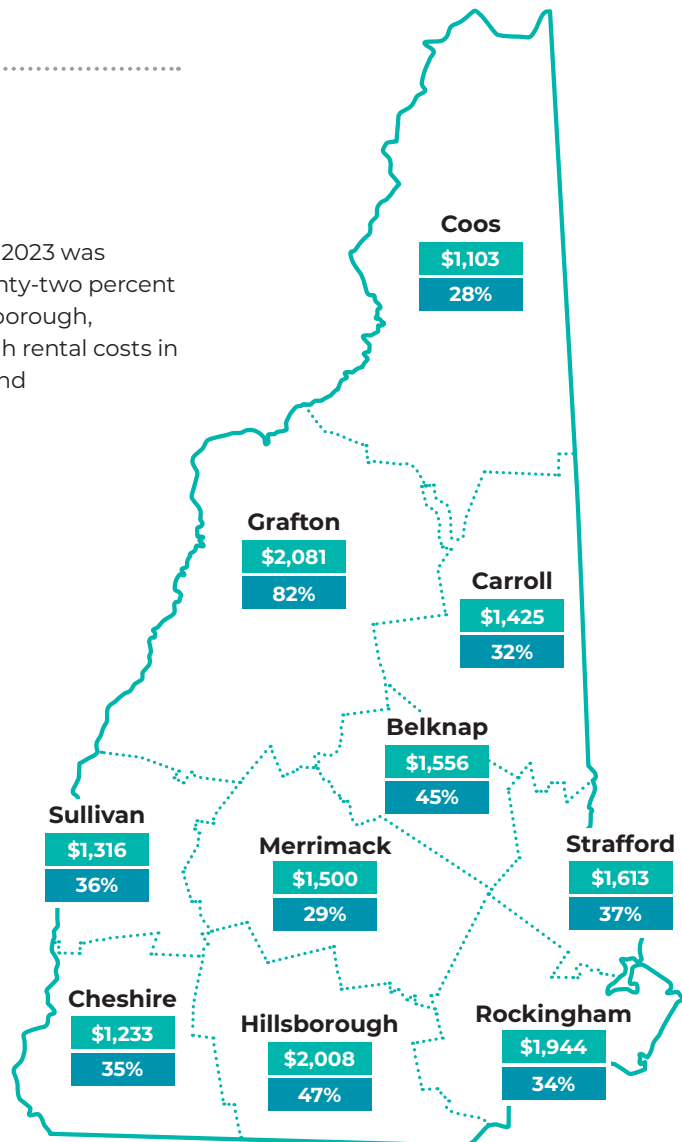
2023 MEDIAN MONTHLY GROSS RENT AND PERCENT CHANGE BY COUNTY

2-bedroom units (2018-2023)

The statewide median gross rent for a 2-bedroom unit in 2023 was \$1,764, which reflects a 36% increase from 2018-2023. Eighty-two percent of the rental units surveyed are in the southern tier (Hillsborough, Rockingham, Merrimack, and Strafford counties). The high rental costs in Grafton County are driven by the Lebanon/Enfield area and Holderness/Plymouth area.

\$ Median Monthly Gross Rental Cost
2-Bedroom Units, 2023

% Percent Change Median Gross Rent
2-Bedroom Units 2018-2023



Average Utility Costs

NH Housing applies utility allowances to contracted rents when the tenant is responsible for paying utility costs. These allowances are determined from data gathered from the state's electric, oil, and propane suppliers yearly in December and January.

Utility costs rose considerably this past year. The average cost for units where the tenant pays heat increased between 58% and 64%. In contrast, in previous years the average utility cost was relatively stable. Among all utilities, electricity costs rose the most, soaring by 62% compared to the previous year.

AVERAGE MONTHLY UTILITY COSTS BY UNIT SIZE (STATEWIDE)

By unit where tenant pays for heat (2014-2023)



AVERAGE MONTHLY UTILITY COSTS BY UNIT SIZE (BY COUNTY)

By unit where tenant pays for heat (2023)

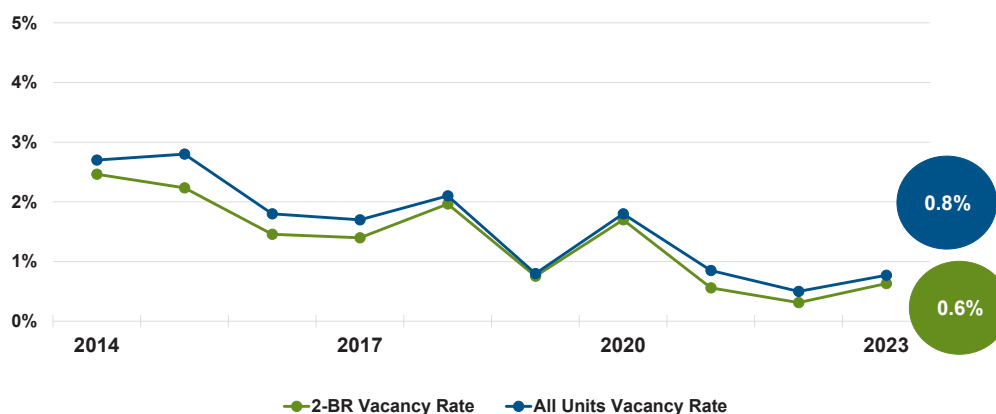
	BEDROOMS PER UNIT					
	0	1	2	3	4+	All Units
STATEWIDE	\$202	\$240	\$315	\$354	\$420	\$304
Belknap County	\$276	\$214	\$355	\$409	—	\$316
Carroll County	\$159	\$279	\$429	\$565	\$596	\$384
Cheshire County	\$228	\$290	\$363	\$475	\$600	\$378
Coos County	—	\$300	\$403	\$522	\$701	\$443
Grafton County	\$226	\$296	\$411	\$485	\$536	\$359
Hillsborough County	\$207	\$228	\$281	\$317	\$374	\$276
Merrimack County	\$186	\$245	\$367	\$438	\$566	\$351
Rockingham County	\$153	\$226	\$309	\$333	\$449	\$292
Strafford County	\$169	\$239	\$356	\$432	\$373	\$348
Sullivan County	—	\$265	\$381	\$473	\$662	\$370

Average Utility Costs are calculated for units where the tenant pays for heat. A dash (“—”) in a column indicates an insufficient sample.

Vacancy Rates

VACANCY RATES

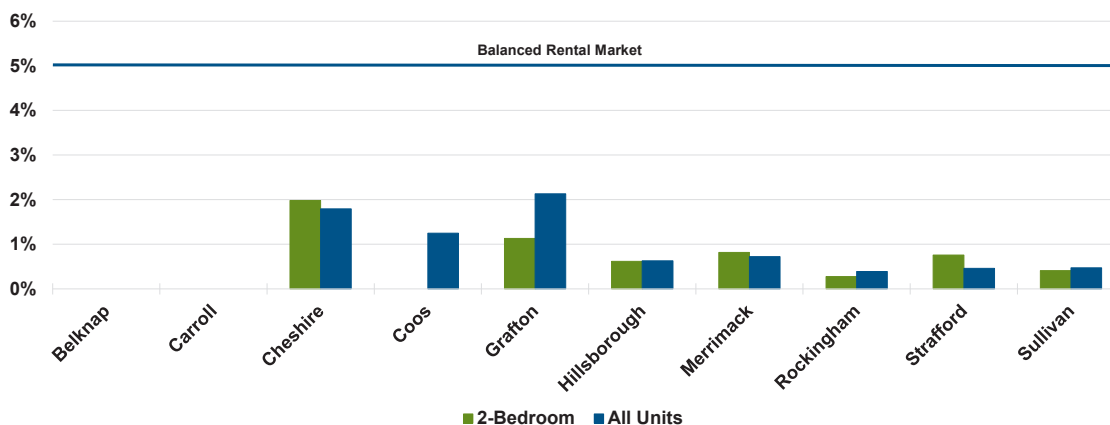
2-bedroom & all units (2014-2023)



VACANCY RATES

Percent of 2-bedroom units & all units (2023)

NH's rental vacancy rate remains well under 1% for 2-bedroom and all units in most counties. A balanced rental market has a vacancy rate of about 5% (where supply of units meets demand). A rate of 3% reflects turnover (the time it takes to prepare a unit for the next tenant). NH's vacancy rate was last at 5% in 2009-2010, according to our past survey data.



A county with no color bars indicates a zero percent vacancy rate based on the survey's results.

VACANCY RATES FOR ALL UNITS

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
STATEWIDE	2.7%	2.8%	1.8%	1.7%	2.1%	0.8%	1.8%	0.9%	0.5%	0.8%
Belknap County	4.8%	3.7%	6.3%	4.7%	5.1%	1.7%	1.0%	1.2%	0.7%	0.0%
Carroll County	4.4%	5.0%	3.4%	1.1%	4.1%	*N/A	2.7%	0.7%	2.3%	0.0%
Cheshire County	4.2%	4.1%	4.9%	2.1%	4.3%	0.9%	1.9%	1.7%	0.6%	1.8%
Coos County	7.8%	6.8%	5.8%	10.7%	5.0%	1.4%	1.7%	0.6%	2.7%	1.3%
Grafton County	4.2%	3.7%	3.2%	3.3%	3.9%	0.3%	2.8%	1.1%	0.3%	2.1%
Hillsborough County	2.5%	2.6%	1.2%	1.4%	1.4%	0.9%	2.3%	0.9%	0.4%	0.6%
Merrimack County	2.7%	1.8%	1.6%	1.4%	2.7%	0.8%	1.2%	0.4%	0.3%	0.7%
Rockingham County	1.8%	2.0%	1.3%	1.1%	0.8%	0.4%	0.9%	0.8%	0.4%	0.4%
Strafford County	2.2%	4.2%	1.3%	1.7%	4.4%	0.7%	2.1%	0.9%	1.1%	0.9%
Sullivan County	5.7%	4.6%	7.2%	2.5%	0.8%	0.9%	0.0%	1.1%	0.5%	0.7%

* Calculations based on smaller sample sizes are viewed as providing unreliable results and are not typically released.

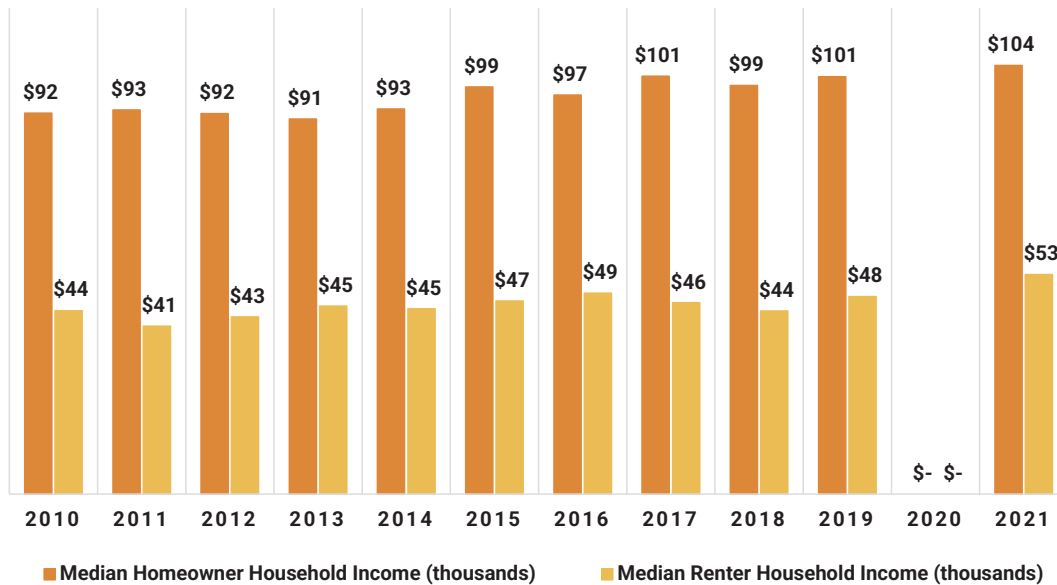
Affordability and Income

NEW HAMPSHIRE OWNER AND RENTER MEDIAN HOUSEHOLD INCOMES

The state's robust labor market has likely contributed to the continuous rise in household incomes. Part of the observed increase in renter income is likely a result of higher-income households remaining in rental units for longer periods, as the home purchase market continues to be tight, especially for first-time buyers.

Source: U.S. Census Bureau, American Community Survey (2010-2019; 2021), 1 Year Estimates in 2021 inflation adjusted dollars, Table B25119.

Note: The 2020 ACS 1-year used an experimental estimation methodology and should not be compared with other ACS data. Inflation Adjustment figures are provided by US Department of Labor Statistics Consumer Price Index and are compiled by New Hampshire Housing.



HOUSEHOLD INCOME REQUIRED TO AFFORD A 2-BEDROOM APARTMENT (2023)

According to Census data, 45% of New Hampshire renter households are paying 30% or more of their household income on rent. Lower-income families are likely to be paying an even higher percentage of their household income towards rent. Renter households throughout the state would need to earn more than the median renter income for their county (Income Needed to Afford Rent) to be able to afford the rent for a two-bedroom unit.

Source: U.S. Census Bureau, American Community Survey (2017-2021), 5-year estimates, trended by 3% for 2 years; Median Income for Renter Households by County, Table B25119.

	MEDIAN 2-BEDROOM RENT	INCOME NEEDED TO AFFORD RENT	% OF ESTIMATED 2023 MEDIAN RENTER HOUSEHOLD INCOME
Belknap County	\$1,556	\$62,200	144%
Carroll County	\$1,425	\$57,000	181%
Cheshire County	\$1,441	\$57,600	130%
Coos County	\$1,103	\$44,100	140%
Grafton County	\$2,081	\$83,200	184%
Hillsborough County	\$2,002	\$80,300	145%
Merrimack County	\$1,500	\$60,000	126%
Rockingham County	\$1,944	\$77,800	125%
Strafford County	\$1,613	\$64,500	124%
Sullivan County	\$1,316	\$52,600	144%
STATEWIDE	\$1,764	\$70,600	137%

Affordability and Income

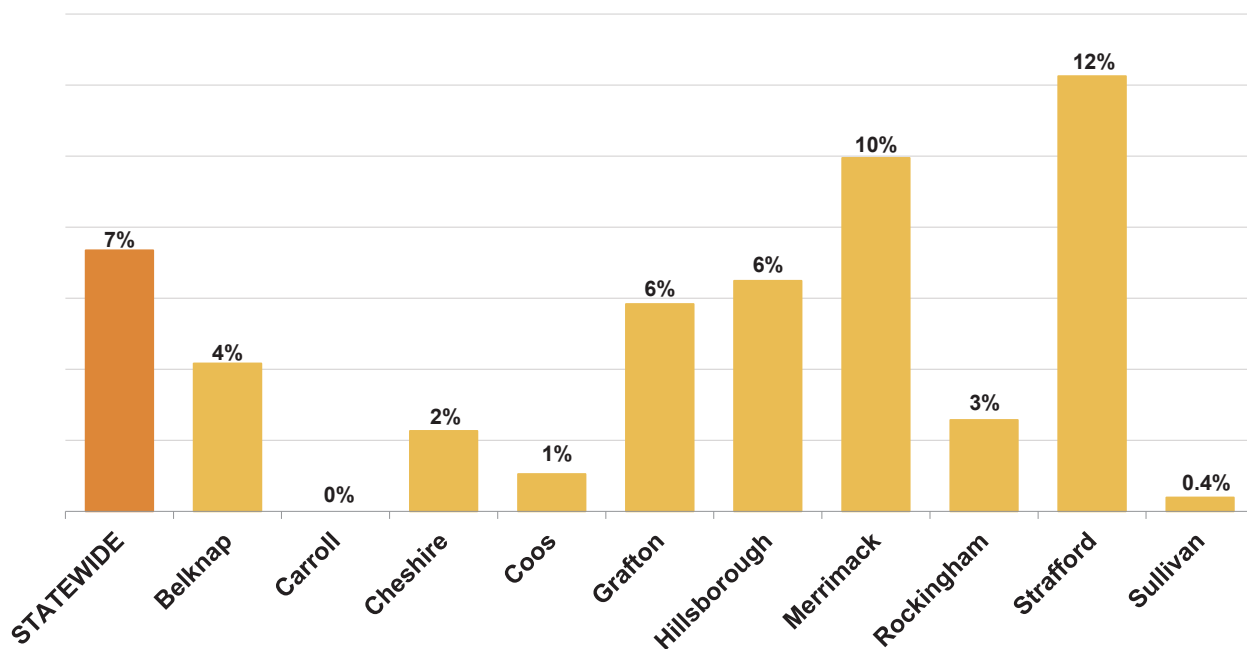
2-BEDROOM UNITS AFFORDABLE TO MEDIAN INCOME RENTER HOUSEHOLDS

Affordability remains a significant issue across all counties, as indicated by the renter median incomes. Even in Strafford County, where the highest proportion of 2-bedroom units are affordable to renters making the median income, only 12% of those units are actually within reach for those individuals.

Source: U.S. Census Bureau, American Community Survey (2017-2021), 5-year estimates, trended by 3% for 2 years; Median Income for Renter Households by County, Table B25119.

	ESTIMATED 2023 MEDIAN RENTER HOUSEHOLD INCOME	AFFORDABLE GROSS RENT BASED ON INCOME	% OF 2-BEDROOM UNITS AT OR BELOW AFFORDABLE RENT
Belknap County	\$43,314	\$1,083	4%
Carroll County	\$45,210	\$787	0%
Cheshire County	\$44,251	\$1,106	2%
Coos County	\$31,499	\$787	1%
Grafton County	\$45,188	\$1,130	6%
Hillsborough County	\$55,538	\$1,388	6%
Merrimack County	\$47,744	\$1,194	10%
Rockingham County	\$62,068	\$1,552	3%
Strafford County	\$52,223	\$1,306	12%
Sullivan County	\$36,410	\$910	0.4%
STATEWIDE	\$51,432	\$1,286	7%

PERCENT OF 2-BEDROOM UNITS BELOW AFFORDABLE RENT



Median Monthly Gross Rents

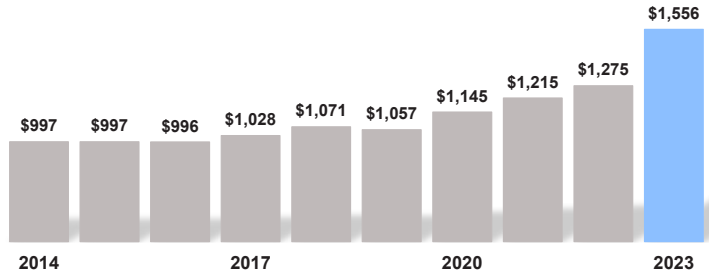
Median rents are not reported when the sample is not large enough (fewer than 20 units) for a reliable calculation. However, the data for those units are included in the calculation for "All Bedrooms" median rents.

BY COUNTY, ALL UNITS

BELKNAP COUNTY

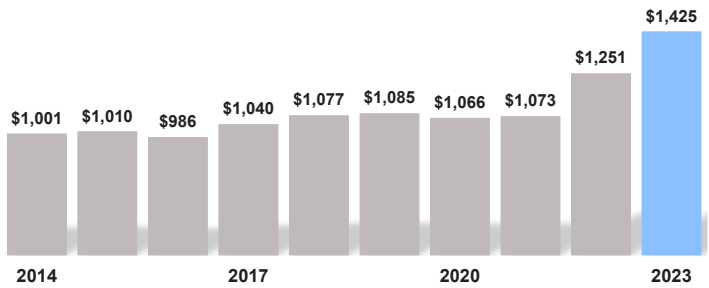
Unit	Sample Size	Rent Range	Median
0-Bedroom	19	****	****
1-Bedroom	57	\$544-\$2,094	\$1,326
2-Bedroom	72	\$845-\$2,216	\$1,556
3-Bedroom	21	\$1,083-\$2,604	\$1,714
4+ Bedroom	—	****	****
All Bedrooms	170	\$544-\$2,604	\$1,500

2-BEDROOM UNITS



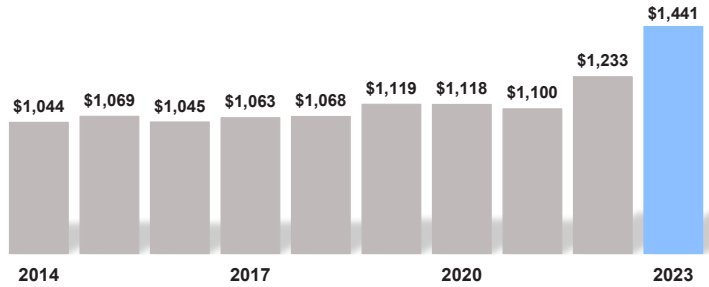
CARROLL COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	3	****	****
1-Bedroom	63	\$845-\$2,034	\$1,153
2-Bedroom	53	\$903-\$2,156	\$1,425
3-Bedroom	22	\$1,143-\$3,066	\$1,836
4+ Bedroom	1	****	****
All Bedrooms	142	\$845-\$3,066	\$1,315



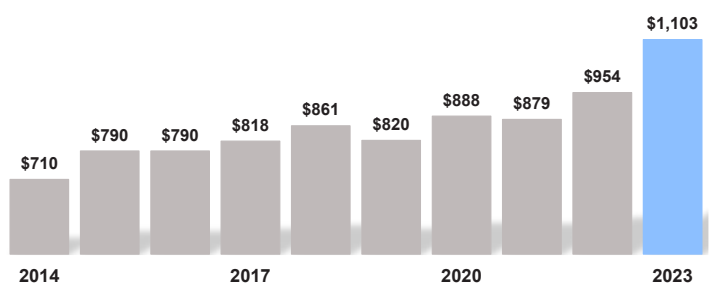
CHESHIRE COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	32	\$625-\$1,073	\$825
1-Bedroom	189	\$600-\$1,932	\$1,262
2-Bedroom	156	\$966-\$2,859	\$1,441
3-Bedroom	50	\$1,043-\$2,970	\$1,738
4+ Bedroom	16	****	****
All Bedrooms	443	\$600-\$5,624	\$1,349



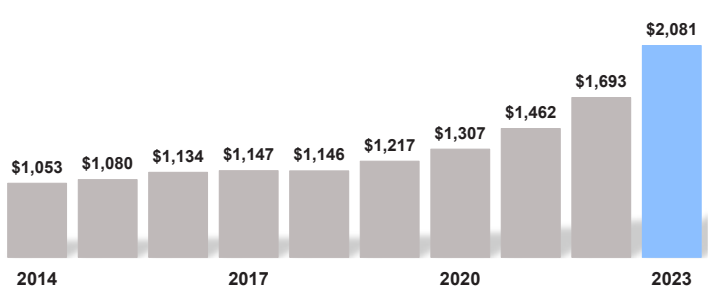
COOS COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	—	****	****
1-Bedroom	69	\$512-\$1,202	\$944
2-Bedroom	87	\$516-\$1,627	\$1,103
3-Bedroom	60	\$950-\$2,577	\$1,362
4+ Bedroom	8	****	****
All Bedrooms	227	\$512-\$2,577	\$1,095



GRAFTON COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	10	****	****
1-Bedroom	201	\$344-\$2,448	\$1,135
2-Bedroom	204	\$650-\$3,195	\$2,081
3-Bedroom	31	\$1,701-\$5,025	\$1,945
4+ Bedroom	25	\$1,496-\$3,400	\$2,167
All Bedrooms	471	\$310-\$5,025	\$1,536



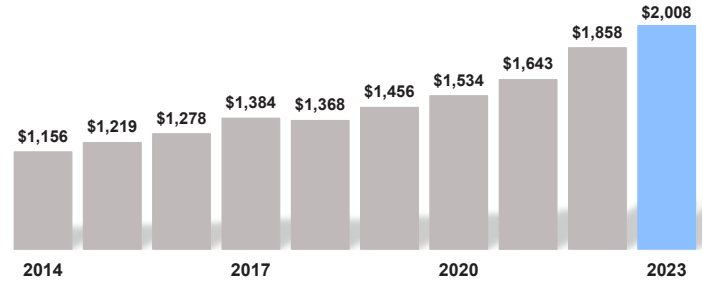
Median Monthly Gross Rents

BY COUNTY, ALL UNITS

HILLSBOROUGH COUNTY

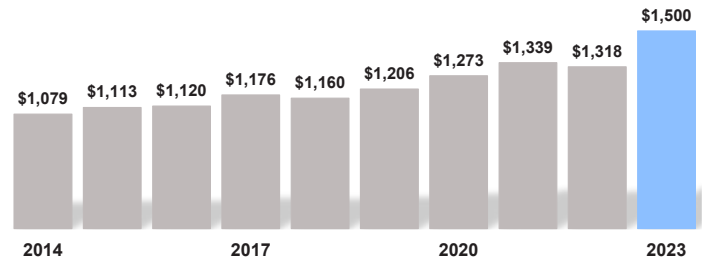
Unit	Sample Size	Rent Range	Median
0-Bedroom	140	\$655-\$3,044	\$1,203
1-Bedroom	1,013	\$584-\$2,851	\$1,519
2-Bedroom	1,558	\$568-\$3,595	\$2,008
3-Bedroom	613	\$1,069-\$4,344	\$1,897
4+ Bedroom	95	\$1,409-\$3,853	\$1,959
All Bedrooms	3,419	\$568-\$4,344	\$1,847

2-BEDROOM UNITS



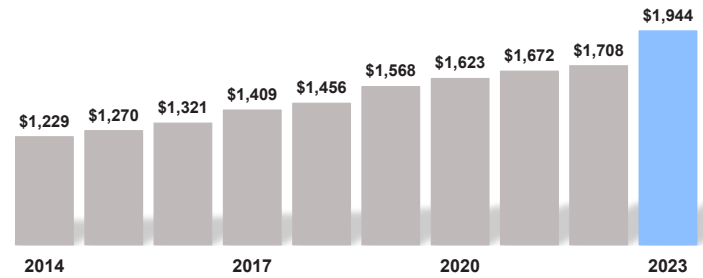
MERRIMACK COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	41	\$300-\$1,634	\$1,165
1-Bedroom	291	\$650-\$2,212	\$1,222
2-Bedroom	459	\$738-\$3,233	\$1,500
3-Bedroom	116	\$784-\$3,024	\$1,610
4+ Bedroom	8	****	****
All Bedrooms	915	\$300-\$3,513	\$1,413



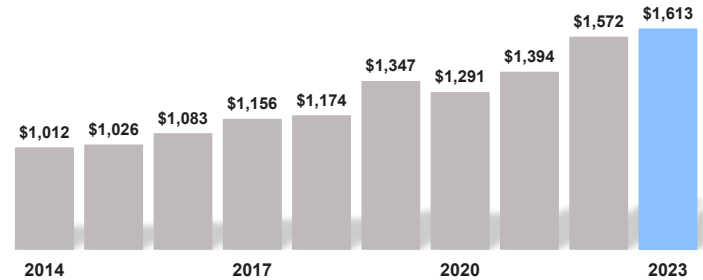
ROCKINGHAM COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	30	\$792-\$2,099	\$1,273
1-Bedroom	311	\$870-\$2,411	\$1,539
2-Bedroom	833	\$900-\$4,273	\$1,944
3-Bedroom	73	\$1,292-\$4,431	\$2,252
4+ Bedroom	7	****	****
All Bedrooms	1,254	\$792-\$4,431	\$1,911



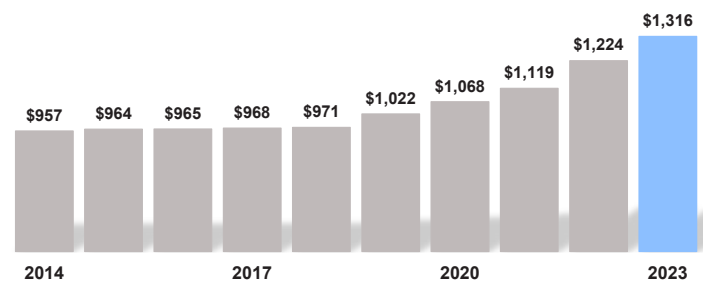
STRAFFORD COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	14	****	****
1-Bedroom	151	\$806-\$2,190	\$1,394
2-Bedroom	493	\$855-\$2,675	\$1,613
3-Bedroom	147	\$841-\$2,964	\$1,447
4+ Bedroom	46	\$925-\$3,559	\$1,620
All Bedrooms	851	\$712-\$3,559	\$1,571



SULLIVAN COUNTY

Unit	Sample Size	Rent Range	Median
0-Bedroom	—	****	****
1-Bedroom	116	\$667-\$1,487	\$994
2-Bedroom	165	\$826-\$2,716	\$1,316
3-Bedroom	44	\$1,188-\$2,738	\$1,748
4+ Bedroom	25	\$750-\$3,400	\$2,300
All Bedrooms	363	\$667-\$3,400	\$1,254



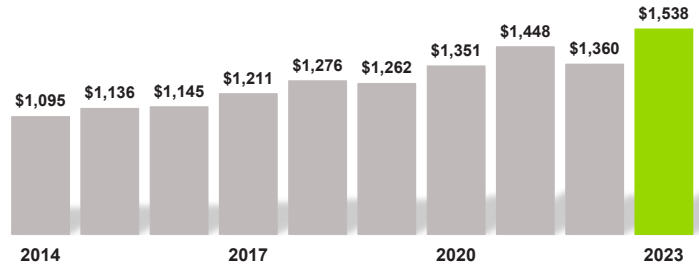
Median Monthly Gross Rents

Median rents are not reported when the sample is not large enough (fewer than 20 units) for a reliable calculation. However, the data for those units are included in the calculation for "All Bedrooms" median rents.

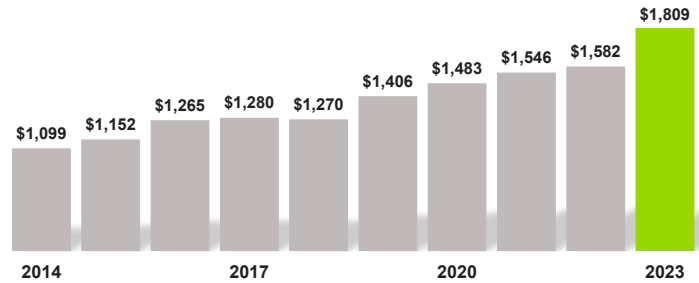
SELECTED CITIES, ALL UNITS

CITY OF CONCORD			
Unit	Sample Size	Rent Range	Median
0-Bedroom	28	\$600-\$1,634	\$1,489
1-Bedroom	170	\$806-\$1,872	\$1,293
2-Bedroom	226	\$1,016-\$2,350	\$1,538
3-Bedroom	62	\$784-\$2,987	\$1,768
4+ Bedroom	2	****	****
All Bedrooms	488	\$600-\$2,987	\$1,466

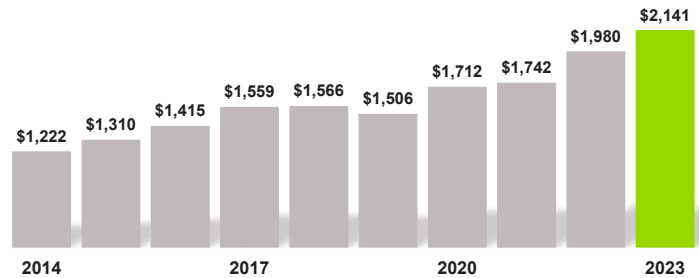
2-BEDROOM UNITS



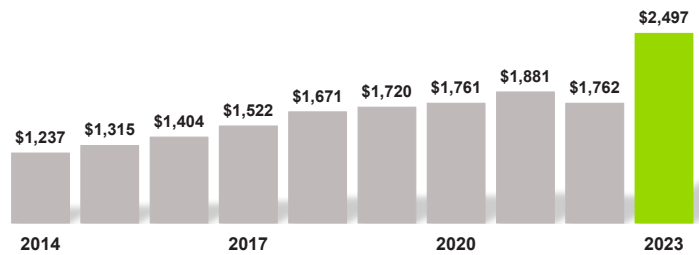
CITY OF MANCHESTER			
Unit	Sample Size	Rent Range	Median
0-Bedroom	105	\$672-\$2,088	\$1,198
1-Bedroom	579	\$584-\$2,851	\$1,494
2-Bedroom	738	\$568-\$3,384	\$1,809
3-Bedroom	683	\$1,069-\$3,494	\$1,852
4+ Bedroom	83	\$1,434-\$3,028	\$1,959
All Bedroom	1,873	\$568-\$3,494	\$1,713



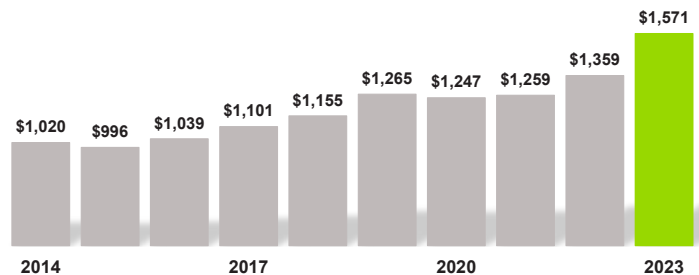
CITY OF NASHUA			
Unit	Sample Size	Rent Range	Median
0-Bedroom	20	\$723-\$3,044	\$978
1-Bedroom	205	\$824-\$2,175	\$1,877
2-Bedroom	467	\$966-\$2,719	\$2,141
3-Bedroom	151	\$1,334-\$3,058	\$1,897
4+ Bedroom	9	****	****
All Bedrooms	852	\$723-\$3,058	\$2,008



CITY OF PORTSMOUTH			
Unit	Sample Size	Rent Range	Median
0-Bedroom	5	****	****
1-Bedroom	37	\$1,412-\$2,200	\$1,639
2-Bedroom	150	\$1,279-\$4,273	\$2,497
3-Bedroom	22	\$2,252-\$4,431	\$2,252
4+ Bedroom	2	****	****
All Bedrooms	216	\$792-\$4,431	\$2,347



CITY OF ROCHESTER			
Unit	Sample Size	Rent Range	Median
0-Bedroom	9	****	****
1-Bedroom	59	\$806-\$2,190	\$1,264
2-Bedroom	292	\$882-\$2,675	\$1,571
3-Bedroom	85	\$841-\$2,227	\$1,027
4+ Bedroom	5	****	****
All Bedrooms	450	\$712-\$2,675	\$1,513



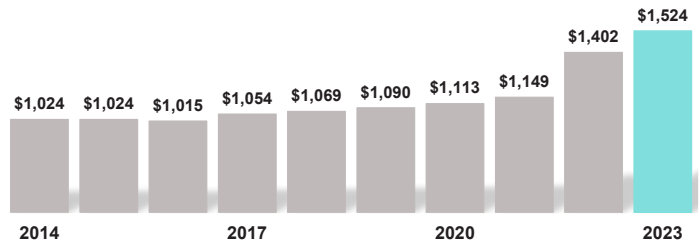
Median Monthly Gross Rents HUD HMFA

HMFA (HUD Metropolitan Fair Market Rent Area) designations are established by the U.S. Department of Housing & Urban Development (HUD). Median rents are not reported when the sample is not large enough (fewer than 20 units) for a reliable calculation. However, the data for those units are included in the calculation for "All Bedrooms" median rents.

HUD HMFA, ALL UNITS

HILLSBOROUGH COUNTY, NH (PART) HMFA			
Unit	Sample Size	Rent Range	Median
0-Bedroom	—	****	****
1-Bedroom	36	\$812-\$1,525	\$999
2-Bedroom	*19	\$1,016-\$2,059	****
3-Bedroom	13	\$1,382-\$2,109	****
4+ Bedroom	—	****	****
All Bedrooms	68	\$812-\$2,109	\$1,313

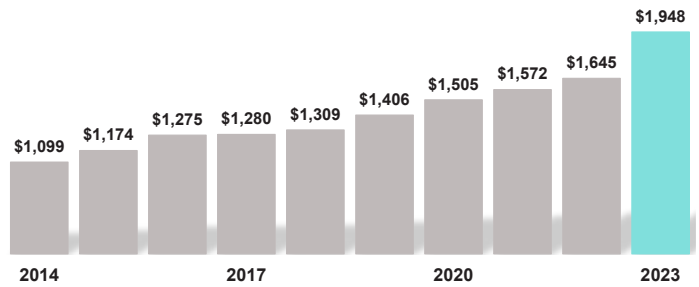
2-BEDROOM UNITS



*As the sample size for 2-bedroom units fell just short of our 20-unit threshold, the data is included here for reference.

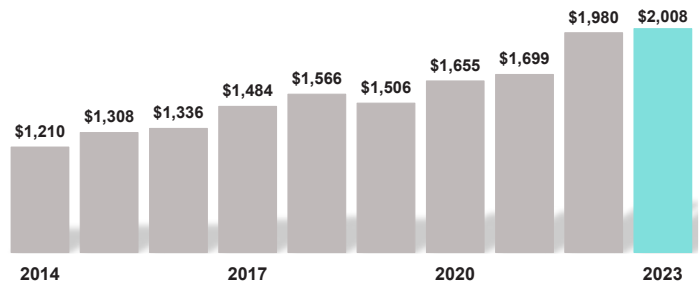
Includes Antrim, Bennington, Deering, Franconia, Greenfield, Hancock, Hillsborough, Lyndeborough, New Boston, Peterborough, Sharon, Temple, Windsor

MANCHESTER, NH HMFA			
Unit	Sample Size	Rent Range	Median
0-Bedroom	107	\$665-\$2,088	\$1,198
1-Bedroom	647	\$584-\$2,851	\$1,539
2-Bedroom	880	\$568-\$3,384	\$1,948
3-Bedroom	400	\$1,069-\$4,344	\$1,869
4+ Bedroom	83	\$1,434-\$3,028	\$1,959
All Bedrooms	2,117	\$568-\$4,344	\$1,767



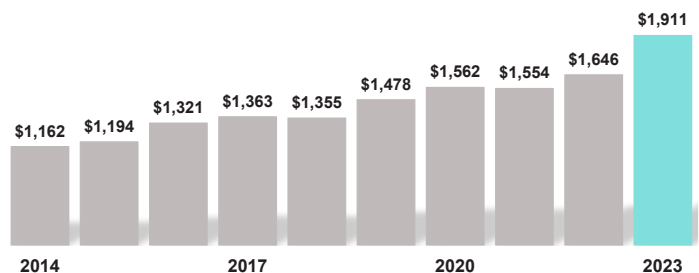
Includes Bedford, Goffstown, Manchester, Weare

NASHUA, NH HMFA			
Unit	Sample Size	Rent Range	Median
0-Bedroom	33	\$723-\$3,044	\$1,649
1-Bedroom	330	\$824-\$2,382	\$1,662
2-Bedroom	659	\$916-\$3,595	\$2,008
3-Bedroom	200	\$1,213-\$3,058	\$1,897
4+ Bedroom	12	****	****
All Bedrooms	1,234	\$723-\$3,853	\$1,951



Includes Amherst, Brookline, Greenville, Hollis, Hudson, Litchfield, Mason, Merrimack, Milford, Mont Vernon, Nashua, New Ipswich, Pelham, Wilton

PORTSMOUTH-ROCHESTER, NH HMFA			
Unit	Sample Size	Rent Range	Median
0-Bedroom	30	\$712-\$1,910	\$1,138
1-Bedroom	275	\$806-\$2,200	\$1,484
2-Bedroom	818	\$855-\$4,273	\$1,911
3-Bedroom	191	\$841-\$4,431	\$1,752
4+ Bedroom	49	\$925-\$3,559	\$1,891
All Bedrooms	1,363	\$712-\$4,431	\$1,738



Includes Barrington, Brentwood, Dover, Durham, East Kingston, Epping, Exeter, Farmington, Greenland, Hampton, Hampton Falls, Kensington, Lee, Madbury, Middleton, Milton, New Castle, New Durham, Newfields, Newington, Newmarket, North Hampton, Portsmouth, Rochester, Rollinsford, Rye, Somersworth, Strafford, Stratham

Median Monthly Gross Rents HUD HMFA

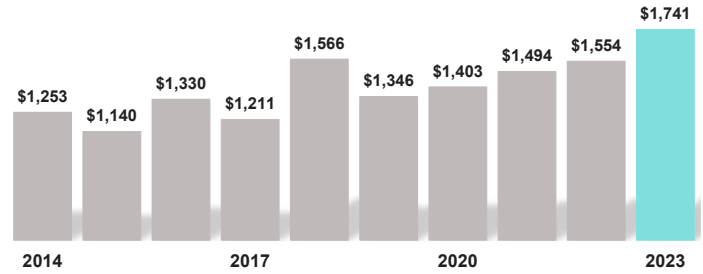
HMFA (HUD Metropolitan Fair Market Rent Area) designations are established by the U.S. Department of Housing & Urban Development (HUD).

HUD HMFA, ALL UNITS

WESTERN ROCKINGHAM COUNTY, NH HMFA

Unit	Sample Size	Rent Range	Median
0-Bedroom	1	****	****
1-Bedroom	41	\$1,275-\$2,009	\$1,344
2-Bedroom	258	\$1,168-\$2,934	\$1,741
3-Bedroom	6	****	****
4+ Bedroom	—	****	****
All Bedrooms	306	\$1,128-\$2,934	\$1,735

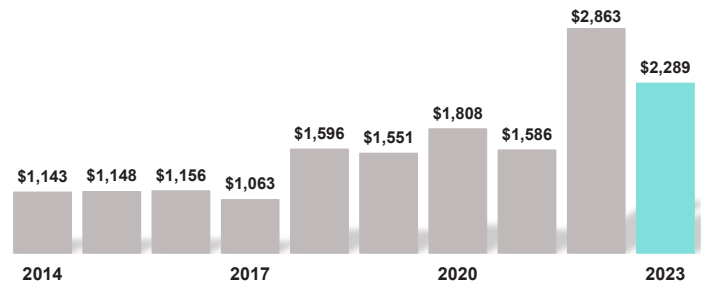
2-BEDROOM UNITS



Includes Auburn, Candia, Deerfield, Londonderry, Northwood, Nottingham

BOSTON-CAMBRIDGE-QUINCY, MA-NH HMFA

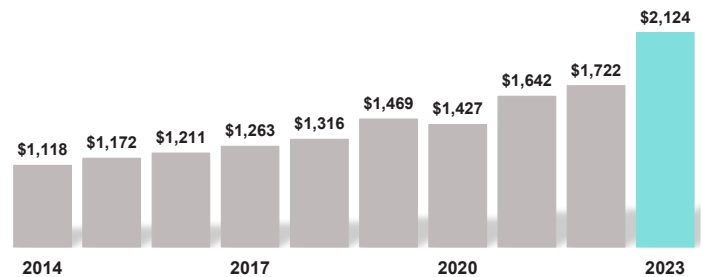
Unit	Sample Size	Rent Range	Median
0-Bedroom	—	****	****
1-Bedroom	10	\$1,656 - \$2,242	****
2-Bedroom	47	\$1,992 - \$2,848	\$2,289
3-Bedroom	1	****	****
4+ Bedroom	2	****	****
All Bedrooms	60	\$1,656 - \$3,176	\$2,289



Includes Seabrook, South Hampton

LAWRENCE, MA-NH HMFA

Unit	Sample Size	Rent Range	Median
0-Bedroom	13	****	****
1-Bedroom	136	\$870 - \$2,411	\$1,511
2-Bedroom	203	\$900 - \$3,210	\$2,124
3-Bedroom	22	\$1,292 - \$3,806	\$2,196
4+ Bedroom	2	****	****
All Bedrooms	376	\$870 - \$3,806	\$1,944



Includes Atkinson, Chester, Danville, Derry, Fremont, Hampstead, Kingston, Newton, Plaistow, Raymond, Salem, Sandown, Windham

Housing Research and Studies

New Hampshire Housing's Research, Engagement, and Policy Group focuses on studying, surveying, and identifying the state's housing needs and conditions. It also provides technical assistance and information to local governments and the public on housing-related matters. Additionally, it administers grants to support nonprofits engaged in affordable housing activities.

Housing Advocacy and Grants

New Hampshire Housing provides funding to support local housing advocacy and public education activities. We engage partners such as local and regional chambers of commerce and economic development organizations. The state's network of workforce housing coalitions, along with Housing Action NH, are key to raising awareness about the need for a diverse and affordable range of housing in our communities.

As part of Governor Sununu's \$100 million InvestNH initiative in 2022, \$5 million was allocated to provide grants to municipalities to analyze and update their land use regulations to help increase housing development opportunities. New Hampshire Housing administers this funding. Cities and towns are using these grants to study zoning or other regulatory causes of a lack of affordable housing, identify potential changes to local land use regulations, and/or establish or update regulations in response to those findings. Community engagement is an important aspect of this work.

Statewide Housing Needs Assessment

As part of its statutory responsibilities, New Hampshire Housing regularly conducts an assessment of the state's housing market and housing needs. The 2023 assessment provides a guide for decisions affecting housing production and choice by providing data on supply and production, affordability challenges, housing needs, and projected housing demand.

Accessory Dwelling Unit Guides

NH Housing published *Policy and Program Models for Creating Accessory Dwelling Units in New Hampshire* (2023); previously we issued guides for homeowners and local officials. Each provides guidance in implementing the Accessory Dwelling Unit statute (RSA 674:71-73) with the aim of expanding affordable housing options in New Hampshire communities by encouraging the efficient use of existing housing stock and infrastructure.



Housing Conferences and Webinars

NH Housing hosts conferences and webinars each year to support and encourage ideas and discussion about ways to address the Granite State's affordable housing and economic development needs.

Housing-Related Studies, Guides and Reports

- *2023 NH Statewide Housing Needs Assessment*
- *Policy and Program Models for Creating Accessory Dwelling Units in New Hampshire* (2023)
- *New Hampshire's Workforce Housing Law: A 10-Year Retrospective on the Law's Impact on Local Zoning and Creating Workforce Housing* (2021)
- *North Country Housing Needs Analysis* (2021)
- *Developing Employer-Assisted Housing* (2021)
- *Analysis of Impediments to Fair Housing Choice in New Hampshire* (2004, 2015, & 2020)
- *Taxes, Land Use & Value in 15 NH Communities* (2021)
- *Housing Solutions Handbook* (updated 2019)
- *A New Hampshire Homeowner's Guide to Accessory Dwelling Units* (2018)
- *Accessory Dwelling Units in New Hampshire: A Guide for Municipalities* (2017)

Other New Hampshire Housing Publications

- Annual Report
- Financial Statements and Independent Auditors' Report
- Strategic Plan and Annual Program Plan
- *Annual Residential Rental Cost Survey Report* (and Utility Allowance Survey)
- *Housing Market Reports*
- *HUD-required Consolidated Plan / Action Plan*
- *State Biennial Housing Plan* (every 2 years)



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NHHousing.org



New Hampshire Housing promotes, finances, and supports housing solutions for the people of New Hampshire.