

N E W H A M P S H I R E

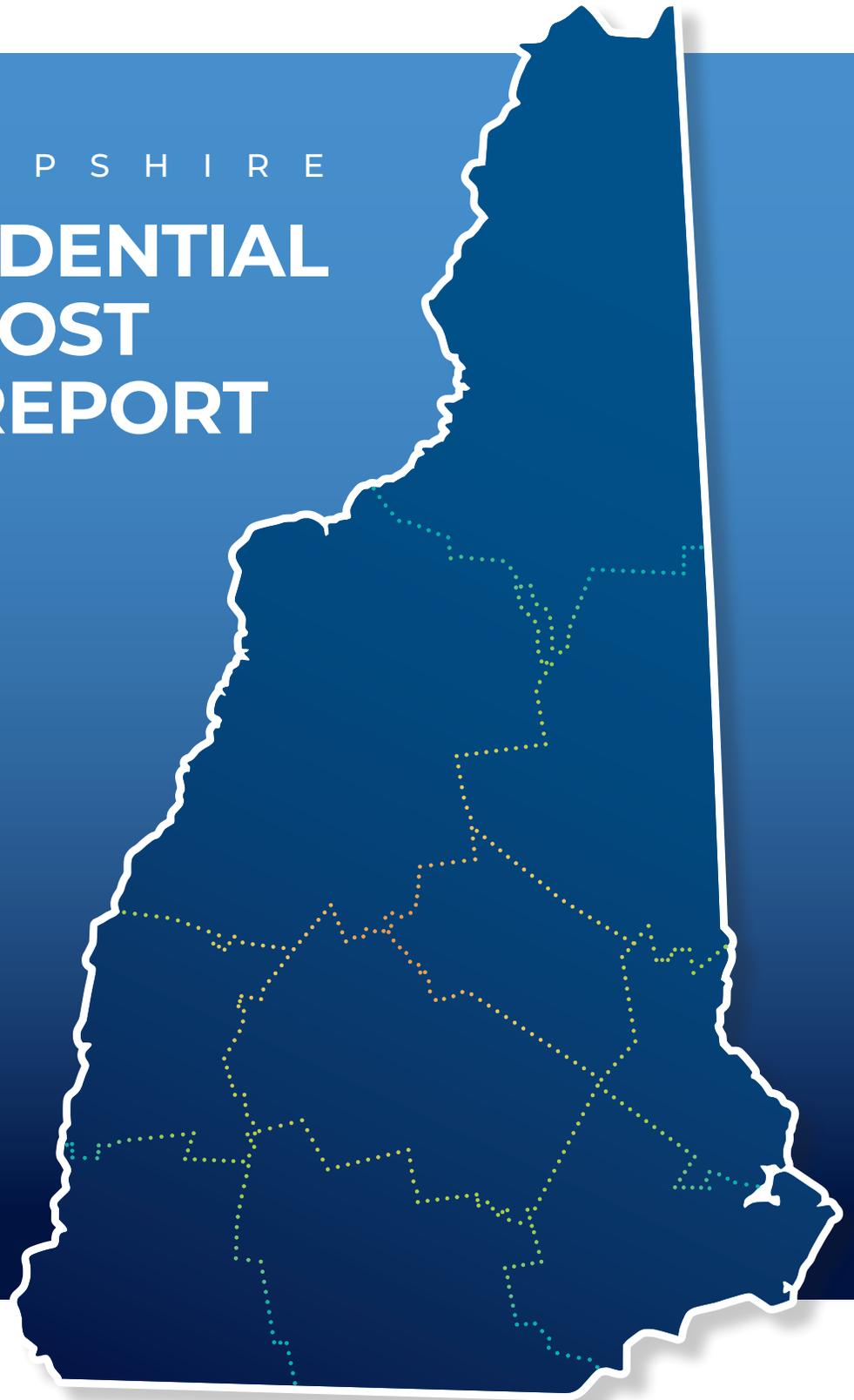
2022 RESIDENTIAL RENTAL COST SURVEY REPORT

2-BEDROOM
VACANCY RATE
STATEWIDE

0.3%

2-BEDROOM
MEDIAN GROSS
RENT STATEWIDE

\$1,584



NEW HAMPSHIRE
HOUSING

New Hampshire 2022 Residential Rental Cost Survey Report

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Note: We gratefully acknowledge the vital role of property owners and rental managers who participate in our survey. Data in this report are referenced by public officials, businesses, and others with an interest in housing.



Download this
report and data at
NHHousing.org

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Overview of the Rent Survey Process

Since 1980, New Hampshire Housing has conducted an annual statewide survey of rental housing costs that provides data to the general public, businesses, and organizations that administer housing programs.

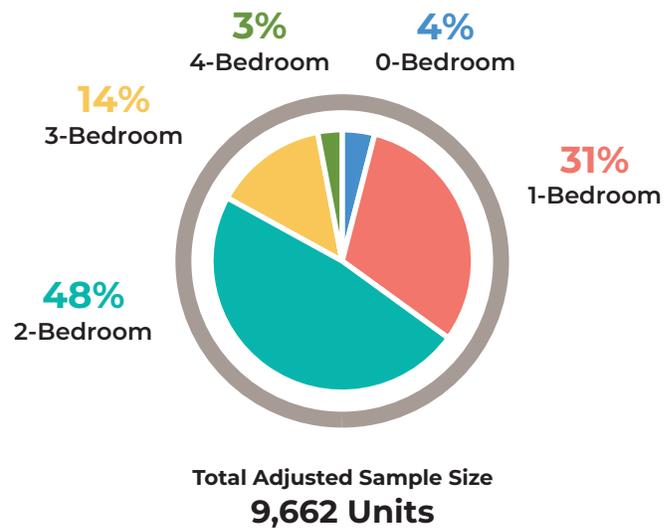
Our 2022 survey was conducted by the University of New Hampshire Survey Center via telephone and online from March - May 2022, as well as through outreach to property owners and managers by K. Kirkwood Consulting.

We obtained information on 21,385 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 9,662 units. Median rents and vacancy rates were determined by using a portion of the data gathered from buildings with more than 10 units so as to reduce the bias toward larger apartment complexes.

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 to result in a reliable calculation (generally, when the sample contained 20 or fewer units). Despite the suppression of results for categories with small sample sizes, the data for those units have been included in the calculation of the overall median rents statewide.

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.

PARTICIPATE IN OUR 2023 NEW HAMPSHIRE 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 complete, after you have completed the survey online or via phone, you may elect to be entered into a drawing to win gift cards.

To participate, please visit

[NHHousing.org/rentsurvey](https://nhhousing.org/rentsurvey)

or contact Kathleen Moran, Housing Research Analyst, at kmoran@nhhfa.org.

The 2022 NH Residential Rental Market: An Exceedingly Low Inventory of Units, High Demand, and Pressure on Affordability

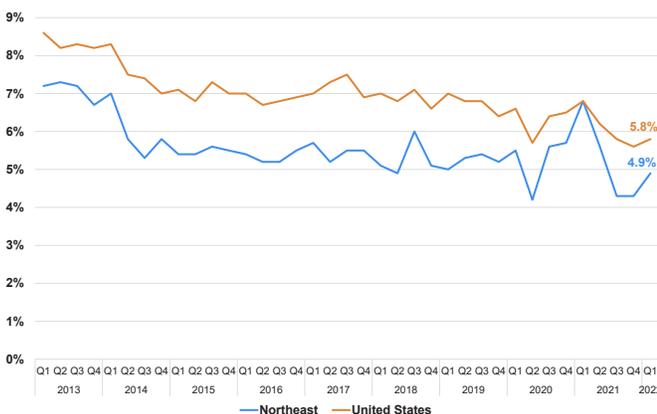
Rob Dapice, Executive Director / CEO
New Hampshire Housing

New Hampshire Housing's annual statewide survey of market-rate apartments provides a comprehensive view of the Granite State's rental market. Our survey has captured the status of the rental housing market for more than 40 years, and serves as an important reference tool for researchers, decision-makers, property owners, and the public.

The *2022 Residential Rental Cost Survey* gathered responses from the owners of 21,385 market-rate (unsubsidized) rental housing units, or 14% of all units statewide. The survey results reflect a continuation of a theme that is of great concern to residents, business owners, and public officials in the state: there is a high demand for apartments, a very limited supply, a low vacancy rate, and pressure on affordability.

This report on the survey indicates:

- The 2022 statewide median gross rent (including utilities) of \$1,584 for two-bedroom units is up 5.7% over last year (and up 10% for all units).
- Rents statewide have increased annually over the past 14 years.
- With a vacancy rate of 0.5% for all rentals, finding an apartment to rent in this market involves persistence, luck and networking (a vacancy rate of 5% is considered a balanced market for tenants and landlords). In comparison, the vacancy rate nationally is 5.8% and in the Northeast it is 4.9%, according to the U.S. Census Bureau (as seen below).



To afford the statewide median cost of a typical two-bedroom apartment with utilities, a New Hampshire renter would have to earn 131% of the estimated statewide median renter income, or over \$63,000 a year.

Nationally, a similar trend to ours can be seen: a strong demand and low vacancy rates have pushed apartment rents up rapidly over the past year. After a brief dip in 2020, rental cost increases in the professionally managed segment of the market hit a record 11.6 percent at the end of 2021 and remained at that pace in the first quarter of 2022. This was the largest year-over-year increase in two decades and more than three times the 3.2% average annual rise in the five years preceding the pandemic, according to *The State of the Nation's Housing 2022*, issued by The Harvard Joint Center for Housing Studies.

The state's rental market reflects a continuation of a theme that is of great concern to residents, business owners, and public officials: a high demand for apartments, a very limited supply, a low vacancy rate, and pressure on affordability.

REMAINING A RENTER LONGER

The challenges of New Hampshire's rental market are exacerbated by issues in its homeownership market. There is a limited supply of homes to buy in New Hampshire, particularly at a price that most first-time homebuyers can afford. This hinders the ability of renters to become homeowners, and keeps rental vacancy levels low because people will rent longer if they cannot purchase a home in their price range.

Factors that are influencing the current homebuyer market include high home prices, interest rates, inflation, remote work, and the ongoing lack of inventory of homes for sale.

The July groundbreaking ceremony for Depot & Main Apartments, which will offer 74 new studio, 1- and 2-bedroom workforce housing apartments in Salem.



In June, the NH Association of Realtors noted: “With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time.”

New Hampshire Housing's data show the statewide median sales price of homes was \$450,000 in June 2022, an increase of 18% from the same time last year, and up 69% in the past five years (June 2017 vs June 2022).

HOUSING STARTS & STOPS

The number of single-family permits issued in NH has remained consistent in the last 12 months, and multifamily permits during the same period increased more than 35% compared to the prior period. But according to a July statement from the National Association of Home Builders, production bottlenecks, rising home building costs and high inflation now are causing many builders to halt construction because their costs exceed the market value of the home.

When record-low interest rates stimulated the market in 2020 and 2021, purchasing a home became highly competitive in NH and many areas of the U.S. When interest rates rose to over 5% in April, home sales and single-family housing starts and permits appear to have begun to cool. It is too soon to see an impact on NH's housing market or whether it will have any effect on our challenging affordability conditions.

BUILDING THE HOUSING NH NEEDS

To sustain New Hampshire's healthy economy, additional housing is needed to support our workforce and all its citizens. It is estimated that at least 20,000 more housing units are needed to meet current demand and stabilize the market. To help meet that demand, last year New Hampshire Housing committed financing for more than 1,300 rental units; in 12 - 18 months these units will be available to renters. While there are a number of developers building and creating multifamily housing

around the state, it will still take years to achieve a balanced market for tenants and landlords.

Important new efforts are underway in the state. Governor Chris Sununu's \$100 million **InvestNH initiative** is targeted to create more workforce and affordable housing in communities around the state. New Hampshire Housing is administering \$5 million from that fund to provide grants to municipalities to analyze and update their land use regulations to help increase housing development opportunities, as well as a \$10 million capital subsidy grant.

Working together with our public and private sector partners, NH Housing will continue to encourage and support the development of more housing opportunities and innovative ways to stimulate the construction of the housing needed by the workforce, communities and residents of the Granite State.

A NOTE ABOUT THE NH EMERGENCY RENTAL ASSISTANCE PROGRAM

While the 2022 Rent Survey did not delve specifically into the impact of the pandemic on renters, it should be noted that since launching in March 2021, the federally funded **NH Emergency Rental Assistance Program** has provided over \$190 million to help more than 21,000 households remain in their homes. Through payments to property owners and utility companies, the program provides financial assistance for New Hampshire renters unable to pay their rent and utilities during the pandemic.

Details are available at [HomeHelpNH.org](https://www.homehelpnh.org).

2022 MEDIAN GROSS RENT & VACANCY RATE

2-Bedroom Units / Statewide

\$1,584

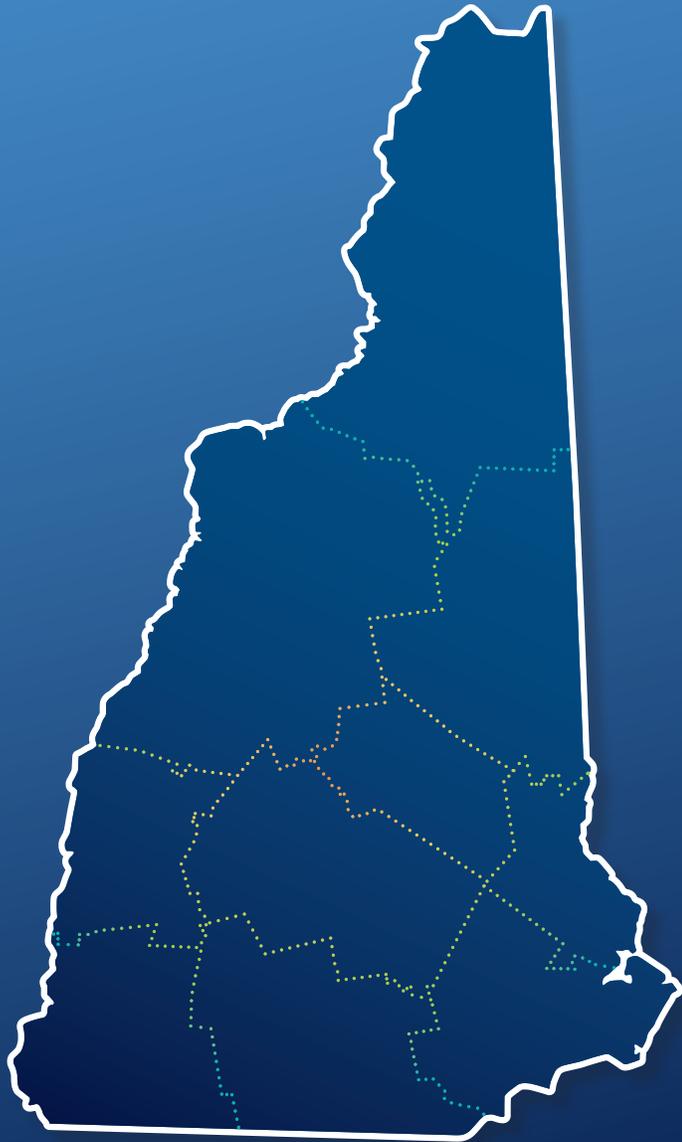
Monthly
Median Gross
Rent

5.7%

Annual increase in
monthly median
gross rent

0.3%

Vacancy rate

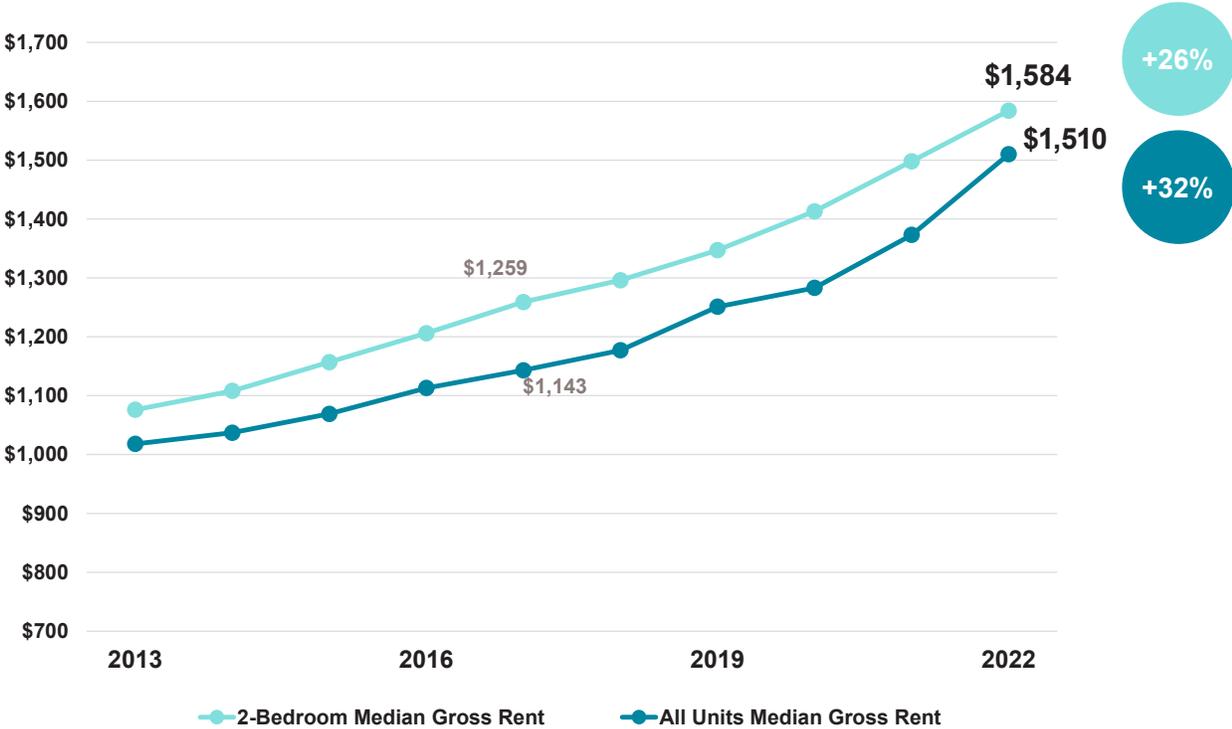


Rental Costs

MONTHLY MEDIAN GROSS RENTS

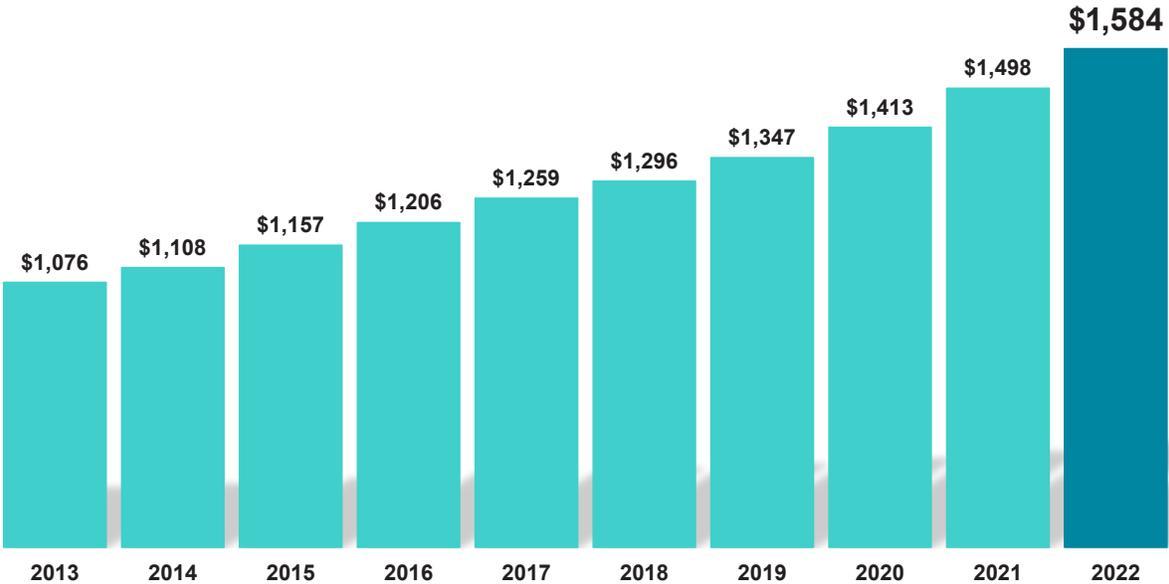
2-bedroom, all units (2013-2022)

The statewide median gross rent (including utilities) for a 2-bedroom unit has increased almost 26% in the past 5 years.



MEDIAN MONTHLY GROSS RENT

2-bedroom units (2013-2022)



Rental Costs

2022 GROSS RENTS BY NUMBER OF BEDROOMS

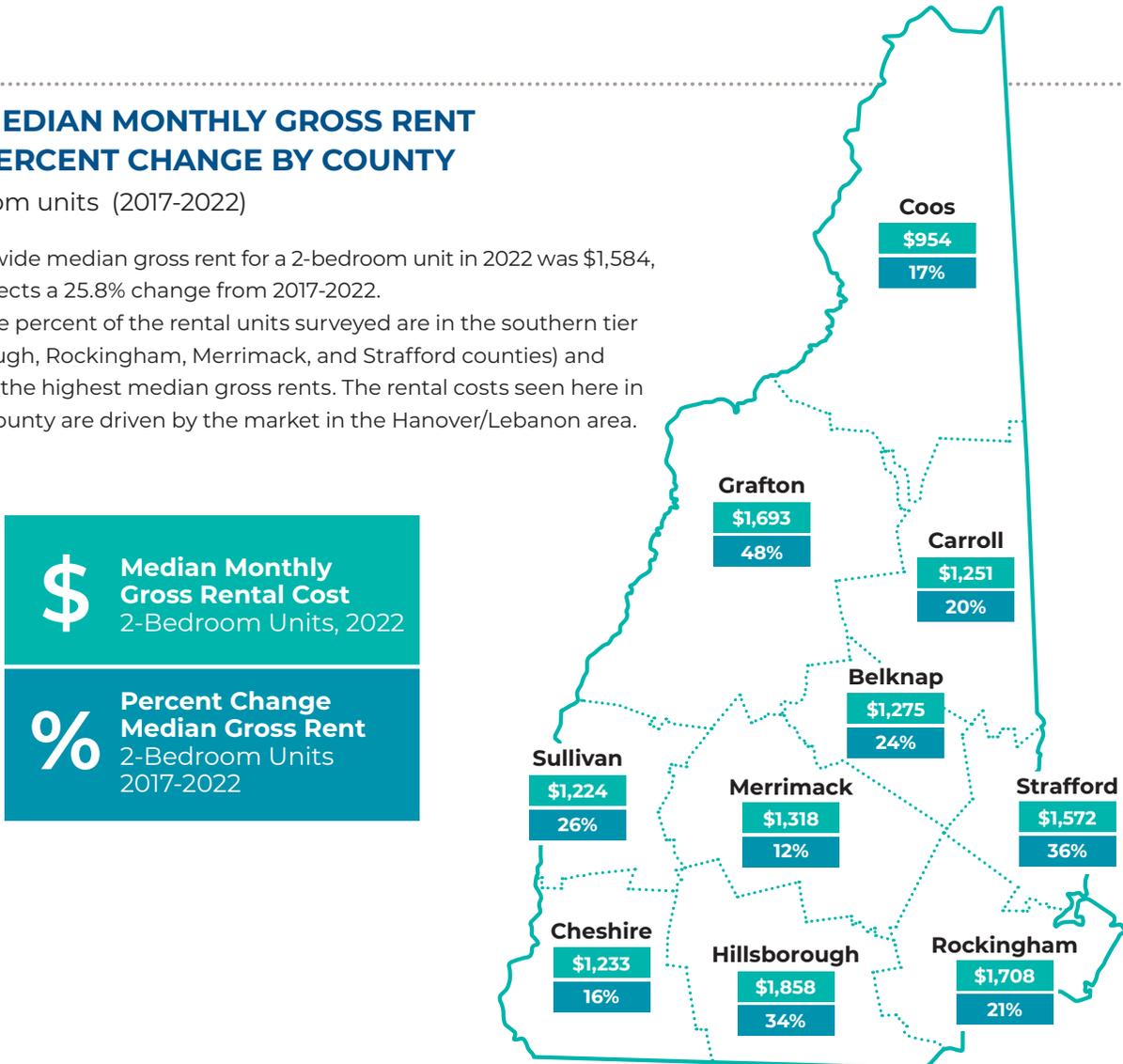
2022 GROSS RENT			
	Sample Size	Rent Range	Median
0-Bedrooms	433	\$275 - \$2,379	\$1,082
1-Bedrooms	2,980	\$301 - \$2,638	\$1,248
2-Bedrooms	4,633	\$339 - \$3,520	\$1,584
3-Bedrooms	1,344	\$388 - \$4,000	\$1,620
4+ Bedrooms	272	\$920 - \$4,785	\$1,828
All Units	9,662	\$275 - \$4,785	\$1,510

2022 MEDIAN MONTHLY GROSS RENT AND PERCENT CHANGE BY COUNTY

2-bedroom units (2017-2022)

The statewide median gross rent for a 2-bedroom unit in 2022 was \$1,584, which reflects a 25.8% change from 2017-2022.

Eighty-one percent of the rental units surveyed are in the southern tier (Hillsborough, Rockingham, Merrimack, and Strafford counties) and they have the highest median gross rents. The rental costs seen here in Grafton County are driven by the market in the Hanover/Lebanon area.

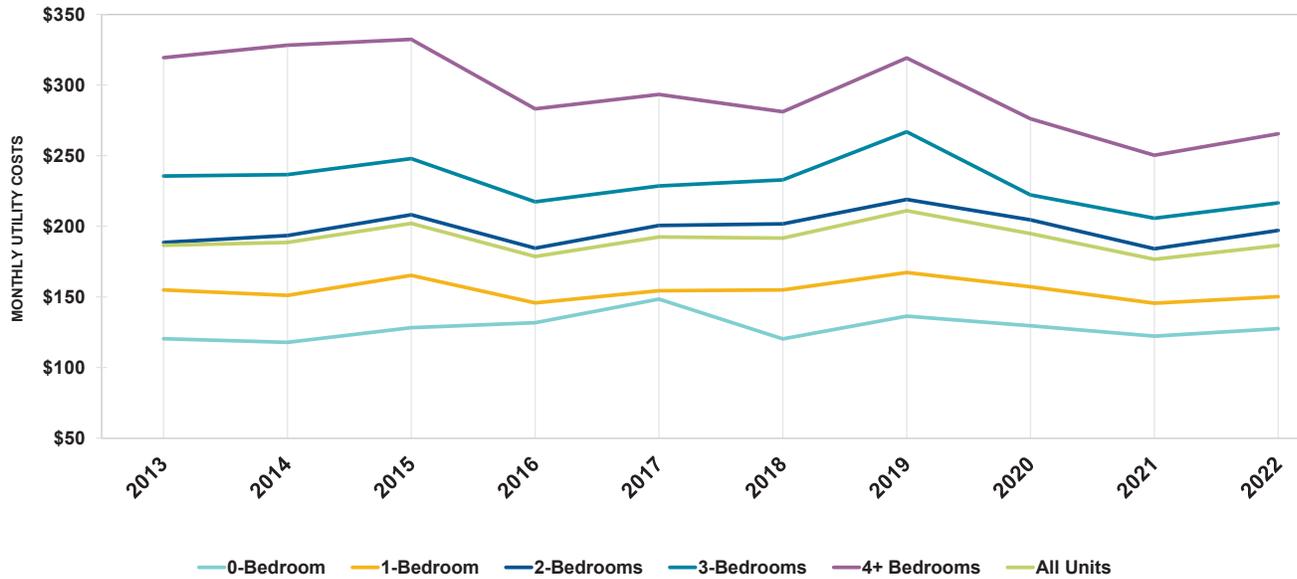


Average Utility Costs

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 state electric, oil, and propane suppliers yearly in December and January.

AVERAGE ANNUAL UTILITY COSTS

By unit where tenant pays for heat (2013-2022)



AVERAGE MONTHLY UTILITY COSTS

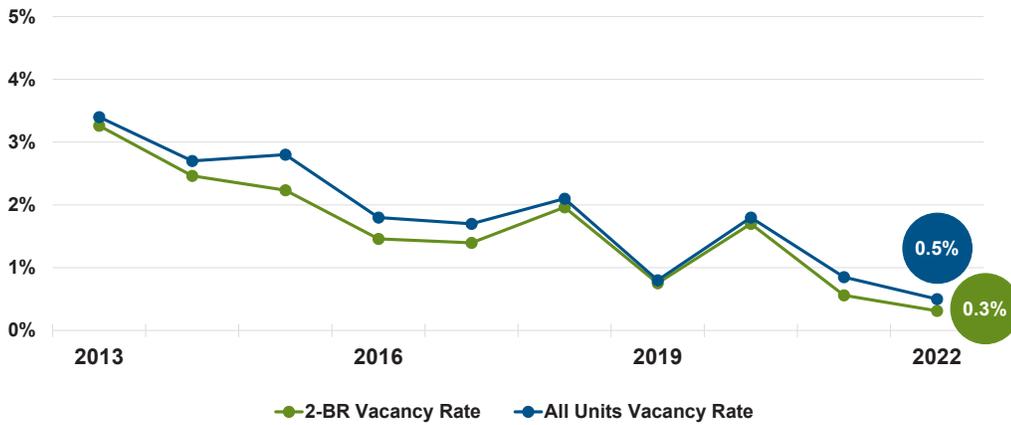
By unit where tenant pays for heat (2022)

	BEDROOMS PER UNIT					All Units
	0	1	2	3	4+	
STATEWIDE	\$128	\$150	\$197	\$217	\$266	\$187
Belknap County	\$162	\$155	\$230	\$256	-	\$207
Carroll County	\$178	\$222	\$278	\$345	-	\$272
Cheshire County	\$136	\$186	\$227	\$279	\$355	\$230
Coos County	\$168	\$207	\$270	\$377	\$393	\$261
Grafton County	\$148	\$197	\$271	\$271	\$366	\$241
Hillsborough County	\$125	\$138	\$174	\$196	\$243	\$167
Merrimack County	\$124	\$153	\$224	\$244	\$406	\$208
Rockingham County	\$104	\$149	\$194	\$237	\$281	\$184
Strafford County	\$133	\$162	\$217	\$220	\$244	\$205
Sullivan County	-	\$165	\$263	\$329	\$391	\$250

Vacancy Rates

VACANCY RATES

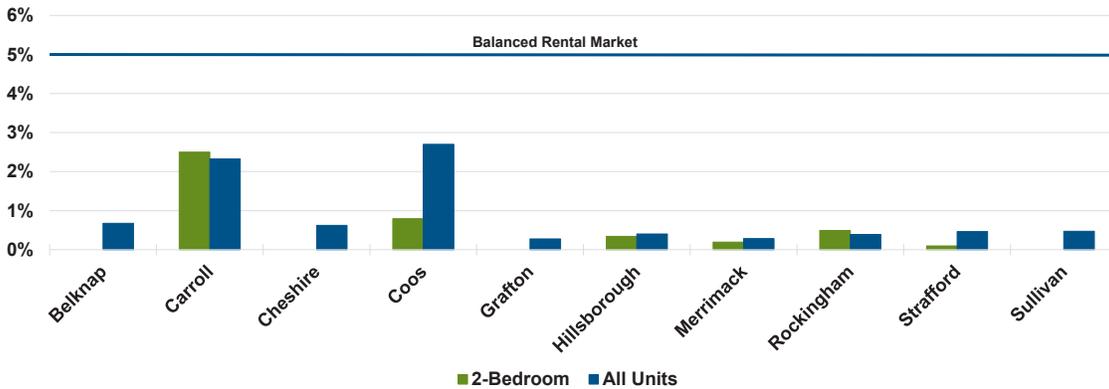
2-bedroom & all units (2013-2022)



VACANCY RATES

Percent of 2-bedroom units & all units (2022)

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



VACANCY RATES FOR ALL UNITS

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
STATEWIDE	3.4%	2.7%	2.8%	1.8%	1.7%	2.1%	0.8%	1.8%	0.9%	0.5%
Belknap County	4.7%	4.8%	3.7%	6.3%	4.7%	5.1%	1.7%	1.0%	1.2%	0.7%
Carroll County	3.6%	4.4%	5.0%	3.4%	1.1%	4.1%	* N/A	2.7%	0.7%	2.3%
Cheshire County	2.7%	4.2%	4.1%	4.9%	2.1%	4.3%	0.9%	1.9%	1.7%	0.6%
Coos County	10.5%	7.8%	6.8%	5.8%	10.7%	5.0%	1.4%	1.7%	0.6%	2.7%
Grafton County	3.8%	4.2%	3.7%	3.2%	3.3%	3.9%	0.3%	2.8%	1.1%	0.3%
Hillsborough County	2.9%	2.5%	2.6%	1.2%	1.4%	1.4%	0.9%	2.3%	0.9%	0.4%
Merrimack County	4.2%	2.7%	1.8%	1.6%	1.4%	2.7%	0.8%	1.2%	0.4%	0.3%
Rockingham County	3.1%	1.8%	2.0%	1.3%	1.1%	0.8%	0.4%	0.9%	0.8%	0.4%
Strafford County	4.7%	2.2%	4.2%	1.3%	1.7%	4.4%	0.7%	2.1%	0.9%	1.1%
Sullivan County	5.9%	5.7%	4.6%	7.2%	2.5%	0.8%	0.9%	0.0%	1.1%	0.5%

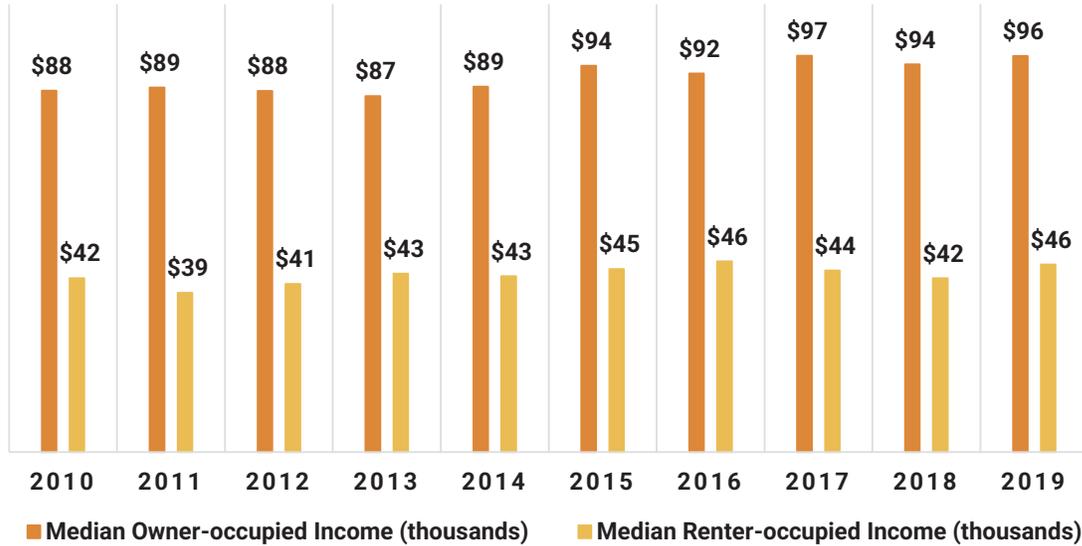
* Calculations based on smaller sample sizes are viewed as providing highly volatile results and are not typically released.

Affordability and Income

NEW HAMPSHIRE OWNER AND RENTER MEDIAN HOUSEHOLD INCOMES

The median renter-occupied household income has increased only marginally over the past 10 years, whereas homeowner income has seen a somewhat greater increase. Neither has kept pace with the increasing cost of housing in the state. (The U.S. Census Bureau has stated it will not release its standard 1-year estimates from the 2020 American Community Survey because of the impacts of the Covid-19 pandemic on data collection.)

Source: U.S. Census Bureau, American Community Survey (2010-2019), 1 Year Estimates, in 2020 inflation adjusted dollars, Table B25119.



HOUSEHOLD INCOME REQUIRED TO AFFORD A 2-BEDROOM APARTMENT (2022)

According to Census data, 47% 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 (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 (2016-2020), 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 2022 MEDIAN RENTER HOUSEHOLD INCOME
Belknap County	\$1,275	\$51,000	127%
Carroll County	\$1,251	\$50,000	122%
Cheshire County	\$1,233	\$49,300	113%
Coos County	\$954	\$38,200	122%
Grafton County	\$1,693	\$67,700	160%
Hillsborough County	\$1,858	\$74,300	146%
Merrimack County	\$1,318	\$52,700	116%
Rockingham County	\$1,708	\$68,300	120%
Strafford County	\$1,572	\$62,900	126%
Sullivan County	\$1,224	\$49,000	117%
STATEWIDE	\$1,584	\$63,400	131%

Affordability and Income

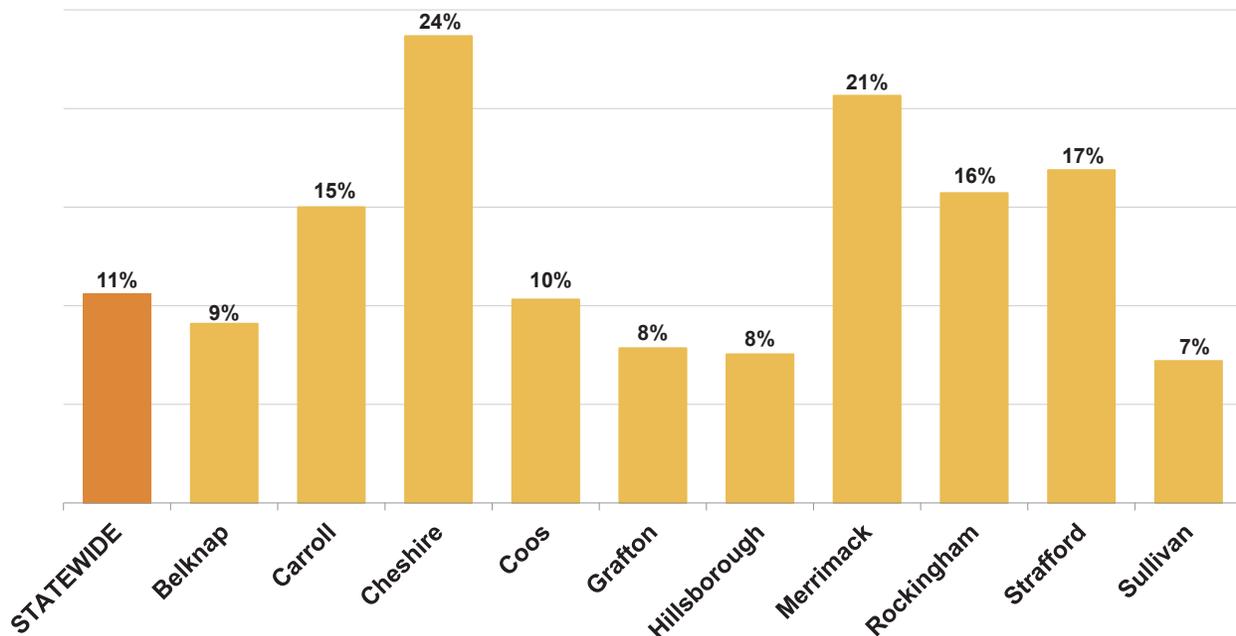
2-BEDROOM UNITS AFFORDABLE TO MEDIAN INCOME RENTER HOUSEHOLDS

In general, higher income counties have access to more affordable units. However, even in the highest income county (Rockingham), only 16% of the units would be affordable to half of the renter households.

Source: U.S. Census Bureau, American Community Survey (2016-2020), 5-year estimates, trended by 3% for 2 years; Median Income for Renter Households by County, Table B25119.

	ESTIMATED 2022 MEDIAN RENTER HOUSEHOLD INCOME	AFFORDABLE GROSS RENT BASED ON INCOME	% OF 2-BEDROOM UNITS BELOW AFFORDABLE RENT
Belknap County	\$40,181	\$1,005	9%
Carroll County	\$40,932	\$1,023	15%
Cheshire County	\$43,759	\$1,094	24%
Coos County	\$31,255	\$781	10%
Grafton County	\$42,365	\$1,059	8%
Hillsborough County	\$50,983	\$1,275	8%
Merrimack County	\$45,352	\$1,134	21%
Rockingham County	\$56,948	\$1,424	16%
Strafford County	\$49,828	\$1,246	17%
Sullivan County	\$41,858	\$1,046	7%
STATEWIDE	\$48,237	\$1,206	11%

PERCENT OF 2-BEDROOM UNITS BELOW AFFORDABLE RENT

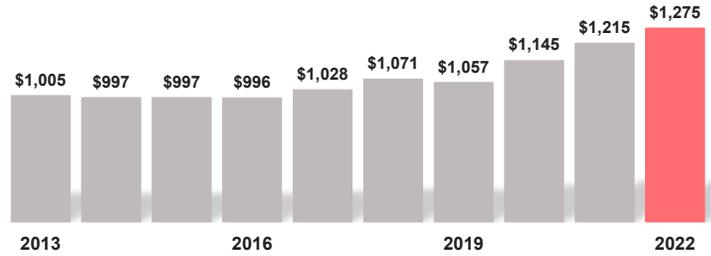


Median Monthly Gross Rents

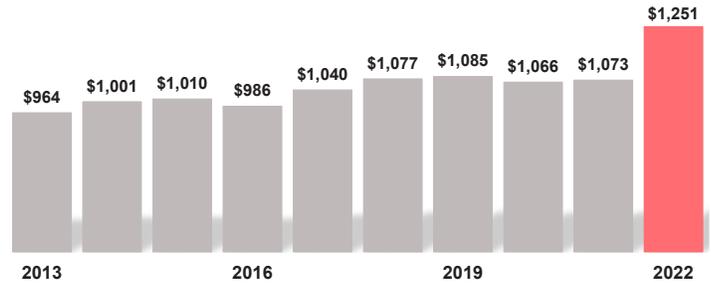
BY COUNTY, ALL UNITS

BELKNAP COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	13	\$454-\$1,454	****
1-Bedroom	54	\$609-\$1,997	\$1,014
2-Bedroom	83	\$775-\$2,110	\$1,275
3-Bedroom	19	\$1,095-\$2,767	****
4+ Bedrooms	-	***	****
All Bedrooms	169	\$454-\$2,767	\$1,253

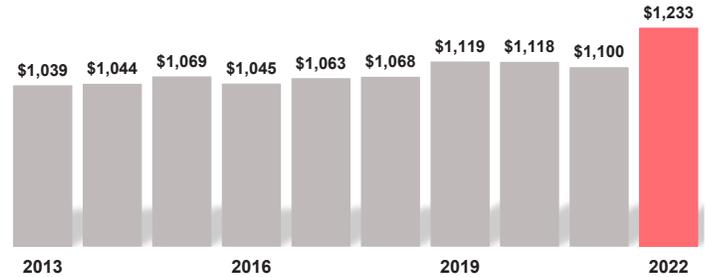
2-BEDROOM UNITS



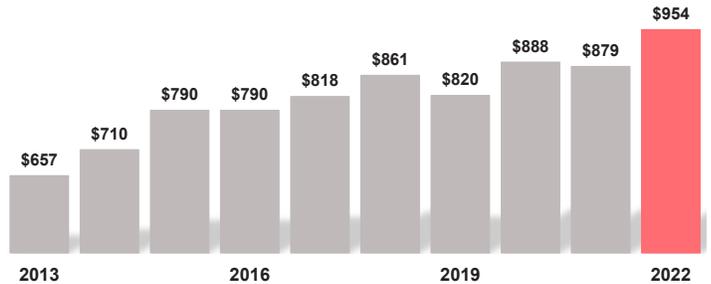
CARROLL COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	3	****	****
1-Bedroom	46	\$800-\$1,841	\$1,089
2-Bedroom	40	\$751-\$1,840	\$1,251
3-Bedroom	25	\$1,054-\$2,592	\$1,375
4+ Bedrooms	1	****	****
All Bedrooms	115	\$750-\$2,592	\$1,180



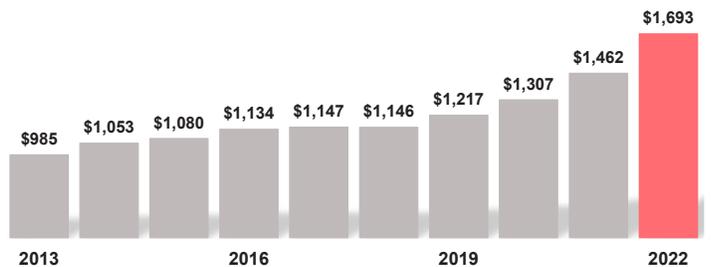
CHESHIRE COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	37	\$600-\$1,165	\$775
1-Bedroom	124	\$600-\$1,680	\$964
2-Bedroom	147	\$790-\$2,433	\$1,233
3-Bedroom	63	\$678-\$2,200	\$1,460
4+ Bedrooms	26	\$1,222-\$2,767	\$2,048
All Bedrooms	397	\$600-\$2,767	\$1,155



COOS COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	5	****	****
1-Bedroom	84	\$412-\$1,242	\$855
2-Bedroom	98	\$477-\$1,609	\$954
3-Bedroom	58	\$849-\$1,614	\$1,054
4+ Bedrooms	6	****	****
All Bedrooms	251	\$412-\$1,802	\$954



GRAFTON COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	15	\$731-\$2,164	****
1-Bedroom	199	\$554-\$2,322	\$1,001
2-Bedroom	234	\$560-\$2,663	\$1,693
3-Bedroom	57	\$1,320-\$3,250	\$1,785
4+ Bedrooms	20	\$1,240-\$3,327	****
All Bedrooms	525	\$554-\$3,327	\$1,514



Median Monthly Gross Rents

BY COUNTY, ALL UNITS

HILLSBOROUGH COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	221	\$566-\$2,379	\$1,153
1-Bedroom	1,316	\$520-\$2,638	\$1,421
2-Bedroom	2,013	\$414-\$3,349	\$1,858
3-Bedroom	692	\$938-\$3,188	\$1,620
4+ Bedrooms	116	\$1,063-\$3,845	\$1,753
All Bedrooms	4,358	\$414-\$3,845	\$1,658

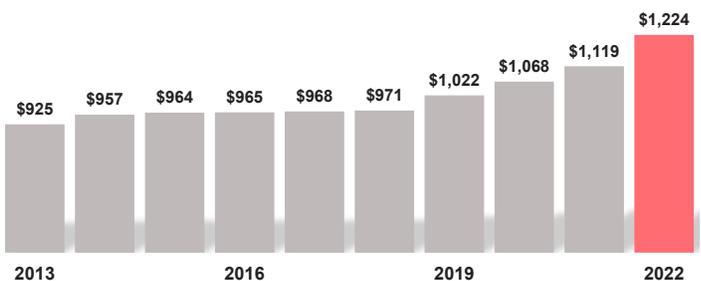
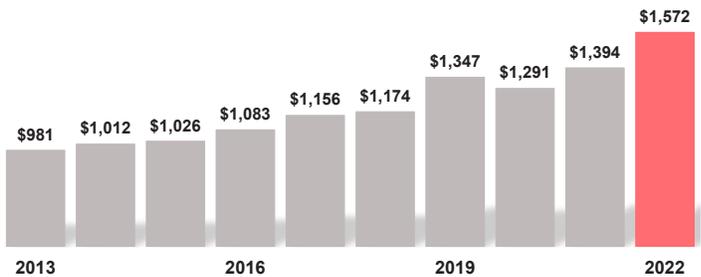
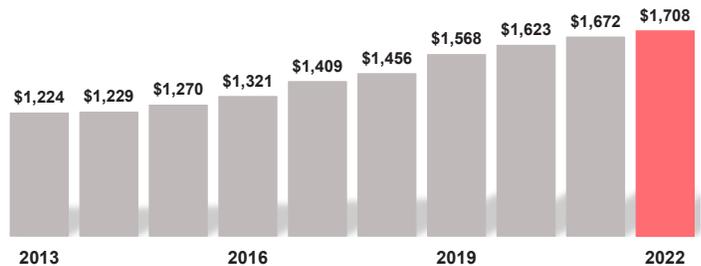
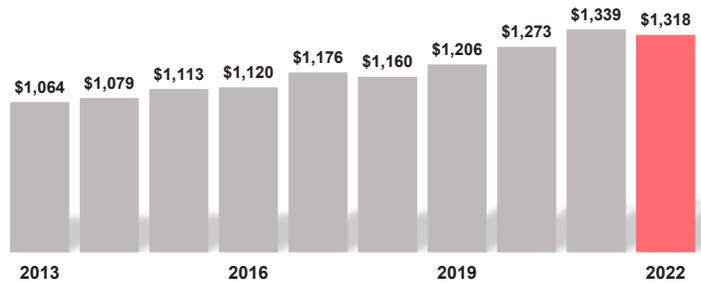
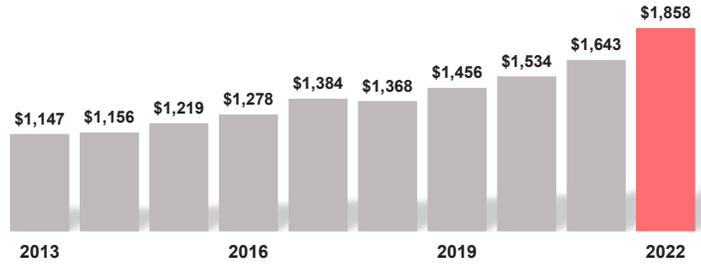
MERRIMACK COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	45	\$275-\$1,614	\$1,221
1-Bedroom	273	\$301-\$2,002	\$1,124
2-Bedroom	472	\$339-\$2,085	\$1,318
3-Bedroom	138	\$388-\$2,745	\$1,447
4+ Bedrooms	7	****	****
All Bedrooms	935	\$275-\$2,771	\$1,262

ROCKINGHAM COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	57	\$674-\$1,919	\$1,221
1-Bedroom	531	\$800-\$2,637	\$1,313
2-Bedroom	930	\$784-\$3,520	\$1,708
3-Bedroom	132	\$518-\$3,803	\$1,840
4+ Bedrooms	11	\$1,497-\$4,785	****
All Bedrooms	1,661	\$518-\$4,785	\$1,578

STRAFFORD COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	29	\$759-\$1,682	\$1,193
1-Bedroom	244	\$749-\$2,112	\$1,313
2-Bedroom	470	\$375-\$2,472	\$1,572
3-Bedroom	117	\$473-\$4,000	\$1,866
4+ Bedrooms	56	\$1,249-\$3,700	\$1,299
All Bedrooms	916	\$375-\$4,000	\$1,518

SULLIVAN COUNTY			
	Sample Size	Rent Range	Median
0-Bedroom	8	****	****
1-Bedroom	109	\$715-\$1,351	\$926
2-Bedroom	146	\$552-\$2,477	\$1,224
3-Bedroom	43	\$1,104-\$2,154	\$1,504
4+ Bedrooms	29	\$1,063-\$2,816	\$1,909
All Bedrooms	335	\$552-\$2,816	\$1,159

2-BEDROOM UNITS



Median Monthly Gross Rents

SELECTED CITIES, ALL UNITS

CITY OF CONCORD			
	Sample Size	Rent Range	Median
0-Bedroom	34	\$600-\$1,614	\$1,307
1-Bedroom	181	\$732-\$2,002	\$1,186
2-Bedroom	235	\$877-\$2,085	\$1,360
3-Bedroom	73	\$1,051-\$2,735	\$1,573
4+ Bedrooms	1	****	****
All Bedrooms	524	\$600-\$2,771	\$1,309

Note: A reduced sample size in 2022 may impact results.

CITY OF MANCHESTER			
	Sample Size	Rent Range	Median
0-Bedroom	180	\$566-\$2,379	\$1,114
1-Bedroom	719	\$520-\$2,226	\$1,273
2-Bedroom	913	\$414-\$3,349	\$1,582
3-Bedroom	484	\$938-\$3,188	\$1,581
4+ Bedrooms	88	\$1,063-\$2,907	\$1,632
All Bedrooms	2,384	\$414-\$3,349	\$1,508

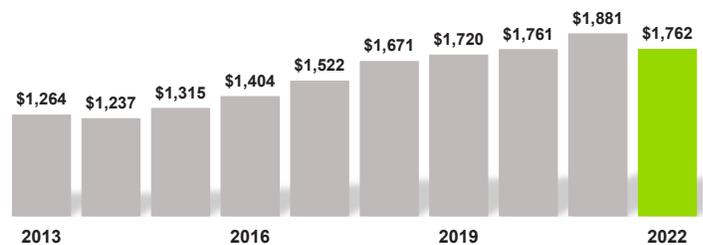
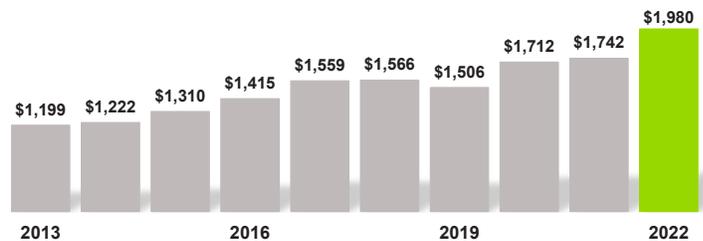
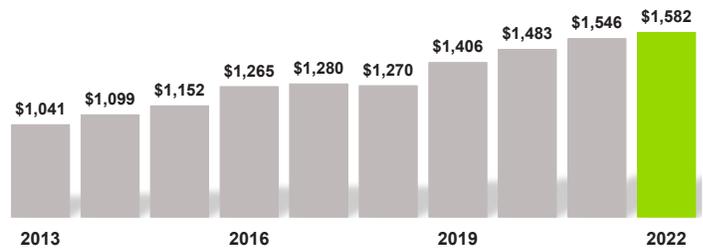
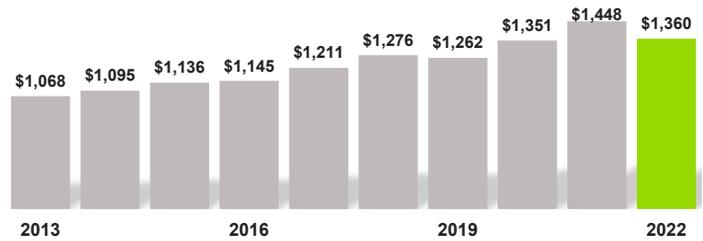
CITY OF NASHUA			
	Sample Size	Rent Range	Median
0-Bedroom	20	\$672-\$1,759	****
1-Bedroom	439	\$524-\$2,328	\$1,863
2-Bedroom	738	\$695-\$2,673	\$1,980
3-Bedroom	123	\$1,166-\$3,020	\$1,985
4+ Bedrooms	23	\$1,166-\$3,000	\$2,132
All Bedrooms	1,343	\$524-\$3,020	\$1,944

CITY OF PORTSMOUTH			
	Sample Size	Rent Range	Median
0-Bedroom	9	****	****
1-Bedroom	56	\$1,090-\$2,258	\$1,364
2-Bedroom	145	\$1,320-\$3,520	\$1,762
3-Bedroom	65	\$1,595-\$3,803	\$1,625
4+ Bedrooms	4	****	****
All Bedrooms	279	\$761-\$4,785	\$1,595

Note: A reduced sample size in 2022 may impact results.

CITY OF ROCHESTER			
	Sample Size	Rent Range	Median
0-Bedroom	13	\$804-\$1,218	****
1-Bedroom	69	\$749-\$1,996	\$1,164
2-Bedroom	184	\$375-\$2,472	\$1,359
3-Bedroom	31	\$473-\$2,013	\$1,597
4+ Bedrooms	2	****	****
All Bedrooms	299	\$375-\$2,472	\$1,290

2-BEDROOM UNITS



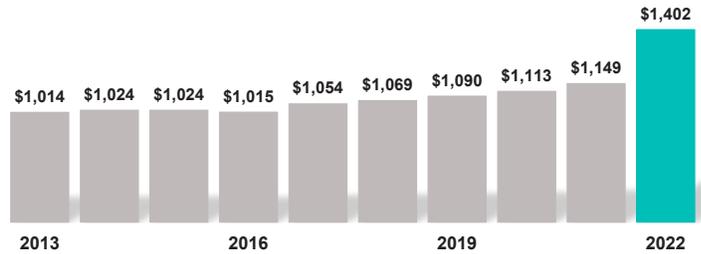
Median Monthly Gross Rents HUD HMFA

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

HUD HMFA, ALL UNITS

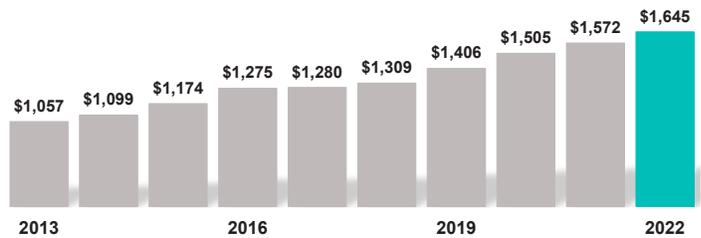
HILLSBOROUGH COUNTY, NH (PART) HMFA			
	Sample Size	Rent Range	Median
0-Bedroom	1	****	****
1-Bedroom	38	\$634-\$1,425	\$964
2-Bedroom	35	\$885-\$2,121	\$1,402
3-Bedroom	17	\$956-\$2,043	****
4+ Bedrooms	1	****	****
All Bedrooms	92	\$634-\$2,290	\$1,162

2-BEDROOM UNITS



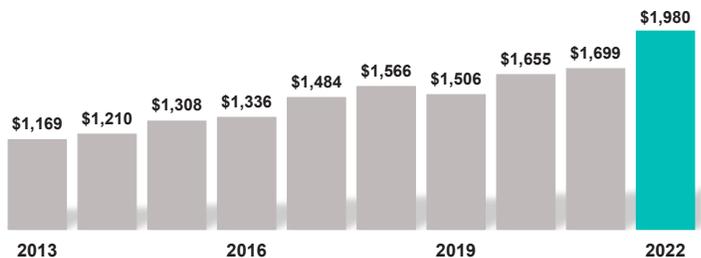
Includes Antrim, Bennington, Deering, Franconia, Greenfield, Hancock, Hillsborough, Lyndeborough, New Boston, Peterborough, Sharon, Temple, Windsor

MANCHESTER, NH HMFA			
	Sample Size	Rent Range	Median
0-Bedroom	188	\$566-\$2,379	\$1,129
1-Bedroom	762	\$520-\$2,226	\$1,289
2-Bedroom	1,002	\$414-\$3,349	\$1,645
3-Bedroom	493	\$938-\$3,188	\$1,583
4+ Bedrooms	89	\$1,063-\$3,125	\$1,657
All Bedrooms	2,534	\$414-\$3,349	\$1,520



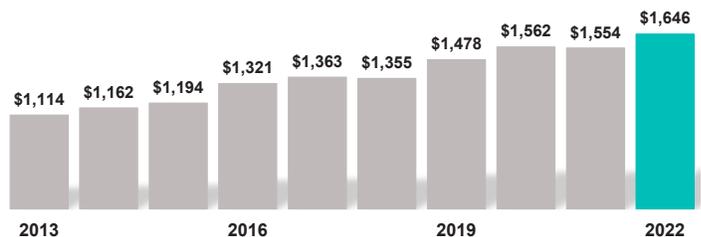
Includes Bedford, Goffstown, Manchester, Weare

NASHUA, NH HMFA			
	Sample Size	Rent Range	Median
0-Bedroom	32	\$672-\$1,939	\$1,525
1-Bedroom	516	\$524-\$2,638	\$1,863
2-Bedroom	976	\$695-\$3,321	\$1,980
3-Bedroom	182	\$1,000-\$3,020	\$1,890
4+ Bedrooms	26	\$1,166-\$3,845	\$2,295
All Bedrooms	1,732	\$524-\$3,845	\$1,904



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

PORTSMOUTH-ROCHESTER, NH HMFA			
	Sample Size	Rent Range	Median
0-Bedroom	59	\$759-\$1,824	\$1,204
1-Bedroom	447	\$749-\$2,284	\$1,358
2-Bedroom	833	\$375-\$3,520	\$1,646
3-Bedroom	211	\$473-\$4,000	\$1,847
4+ Bedrooms	64	\$1,249-\$4,785	\$1,882
All Bedrooms	1,614	\$375-\$4,785	\$1,586



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

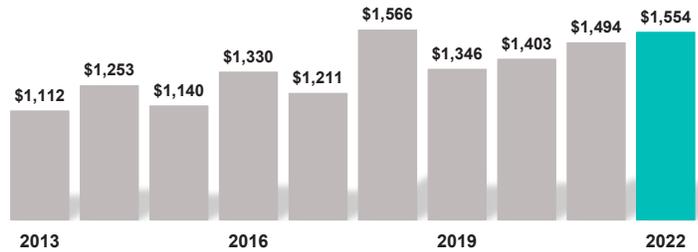
HMFA (HUD Metropolitan Fair Market Rent Area) designations are established by the U.S. Department of Housing and Urban Development.

HUD HMFA, ALL UNITS

WESTERN ROCKINGHAM COUNTY, NH HMFA			
	Sample Size	Rent Range	Median
0-Bedroom	1	****	****
1-Bedroom	53	\$929-\$2,009	\$1,481
2-Bedroom	253	\$1,064-\$3,159	\$1,554
3-Bedroom	8	\$1,523-\$2,691	****
4+ Bedrooms	-	****	****
All Bedrooms	315	\$929-\$3,159	\$1,554

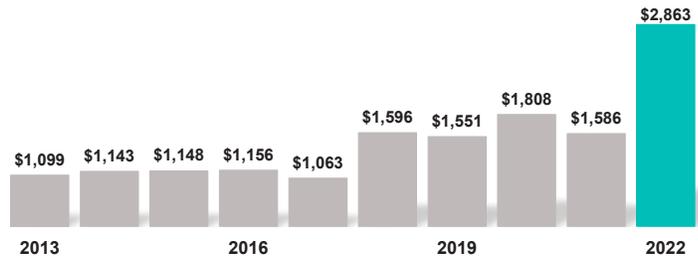
Includes Auburn, Candia, Deerfield, Londonderry, Northwood, Nottingham

2-BEDROOM UNITS



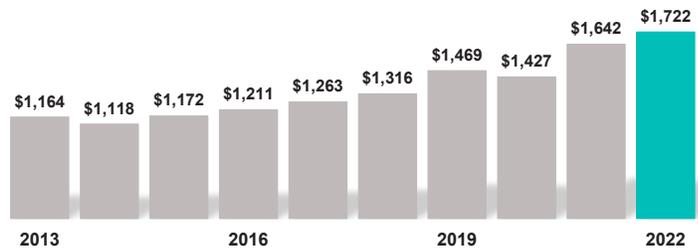
BOSTON-CAMBRIDGE-QUINCY, MA-NH HMFA			
	Sample Size	Rent Range	Median
0-Bedroom	1	****	****
1-Bedroom	9	****	****
2-Bedroom	43	\$1,337 - \$2,863	\$2,863
3-Bedroom	1	****	****
4+ Bedrooms	1	****	****
All Bedrooms	55	\$674 - \$2,863	\$1,994

Includes Seabrook, South Hampton



LAWRENCE, MA-NH HMFA			
	Sample Size	Rent Range	Median
0-Bedroom	25	\$900 - \$1,919	\$1,219
1-Bedroom	266	\$829 - \$2,450	\$1,164
2-Bedroom	271	\$784 - \$2,747	\$1,722
3-Bedroom	29	\$518 - \$2,631	\$1,923
4+ Bedrooms	2	****	****
All Bedrooms	593	\$518 - \$2,747	\$1,531

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



Housing Research and Studies

New Hampshire Housing's Policy, Planning and Communications Group focuses on researching, 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 grant programs to support non-profits engaged in affordable housing activities.

Housing Advocacy and Grants

New Hampshire Housing provides funding to support local housing advocacy and public education activities. We also focus on engaging 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. NH Housing provides grants to support the housing coalitions such as Vital Communities (Upper Valley); Workforce Housing Coalition of the Greater Seacoast; and Mt. Washington Valley Housing Coalition.

Accessory Dwelling Unit Guides

NH Housing published *A New Hampshire Homeowner's Guide to Accessory Dwelling Units* in 2018 and an ADU guide for local officials in 2017. These guides provide assistance in implementing the Accessory Dwelling Unit statute (RSA 674:71-73). The intent of that law is to expand 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 a series of conferences and webinars each year for the financial, real estate, lending, development, nonprofit, and other housing-related sectors, as well as public officials and business leaders. These events encourage discussion about ways to address the Granite State's affordable housing and economic development needs. We have hosted webinars on post-pandemic multifamily housing design, the economic impact of different types of land use, and housing and the economy. We also sponsor housing events that align with this discussion, such as a webinar on retrofitting malls and commercial buildings into housing and mixed-use developments.



Housing-Related Studies, Guides and Reports

- *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 Analysis* by Joe Minicozzi, Urban3 (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)
- *Affordable Rental Housing Developments: Characteristics of Residents of New Hampshire Low-Income Housing Tax Credit Apartments* (2017)
- *Housing Needs in NH* (NH Center for Public Policy Studies, 2014)
- *Meeting the Workforce Housing Challenge* (2010)

Other New Hampshire Housing Publications

- Annual Report
- Financial Statements and Independent Auditor's Report
- Strategic / Program Plan
- *Annual Residential Rental Cost Survey* (and Utility Allowance Survey)
- *Housing Market Report*
- *Housing Market SNAPSHOT*
- *Consolidated Plan / Action Plan*
- *State Biennial Housing Plan*

Homeownership and Housing Assistance Programs



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As a self-supporting public corporation created by the state legislature, New Hampshire Housing Finance Authority promotes, finances, and supports affordable housing.