

2021 NEW HAMPSHIRE **RESIDENTIAL RENTAL COST SURVEY REPORT**



**2-BEDROOM
VACANCY RATE
STATEWIDE**

0.6%



**2-BEDROOM
MEDIAN GROSS
RENT STATEWIDE**

\$1,498



NEW HAMPSHIRE
HOUSING

NEW HAMPSHIRE HOUSING 2021 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.

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THE 2021 RESIDENTIAL RENTAL MARKET: LOW INVENTORY, LOWER VACANCY RATES, HIGHER RENTS

Dean J. Christon, *Executive Director*
New Hampshire Housing

New Hampshire Housing's annual statewide survey of market-rate apartments provides a comprehensive view of the rental market which is not available elsewhere. Our *2021 Residential Rental Cost Survey* received responses from the owners and managers of more than 24,560 unsubsidized (market-rate) rental housing units around the state (15% of all units statewide).

The survey results show that there is a high demand for apartments, a limited supply, and a low vacancy rate, meaning that it remains a very challenging market for New Hampshire renters. This is paired with a limited supply of homes to buy, hindering the ability of renters to become homeowners.

Rents reported in the survey reflect the demand for apartments: this year's statewide median gross rent (including utilities) of \$1,498 for two-bedroom units is up 6% over last year (and up 7% for all units). Rents statewide have increased in each of the past eight years.

At less than 1% (0.9%), the vacancy rate for all units is lower than last year (a vacancy rate of 5% is considered a balanced market for tenants and landlords). In comparison, both the U.S. and Northeast vacancy rates are at 6.8%.

Multi-family building permit activity has been increasing slowly since the Great Recession, and the overall trend remains more modest than the issuance of single-family building permits. New apartment units that are added to the market tend to be more expensive than existing units. To afford the statewide median cost of a typical two-bedroom apartment with utilities, a New Hampshire renter would have to earn 128% of the estimated statewide median renter income, or over \$59,900 a year.

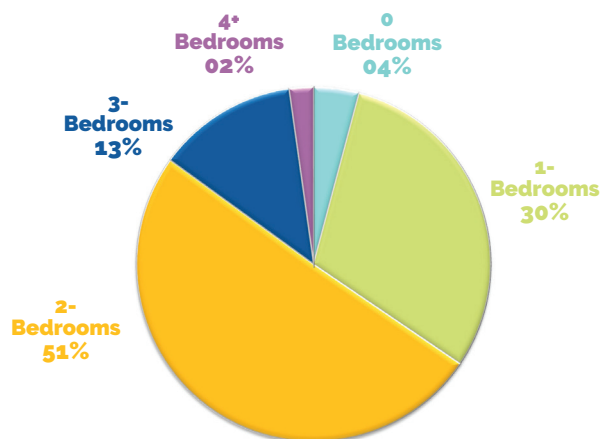
The home purchase market, particularly since January 2021, has been very strong and competitive in the state, regionally and nationally. Factors contributing to this include record low interest rates for a long period of time, as well as the pandemic influencing people's needs and desires as to where to make their home. In turn, the lack of inventory of affordable homes to purchase means that many would-be home buyers continue to rent because of a scarcity of homes in their price range. The lack of for-sale inventory adds pressure to rental costs in New Hampshire.

To sustain New Hampshire's economy, additional housing is needed to support our workforce, as well as those who cannot work because of age or disability. It is estimated that about 20,000 more housing units are needed to meet current demand and stabilize the market.

Over the past year, New Hampshire Housing committed financing for more than 1,000 rental units. These will be available to renters within 12 - 18 months. Clearly, the results of this year's survey indicate that, working together, we must continue to encourage and support the development of more housing opportunities throughout the Granite State.

OVERVIEW OF THE RENT SURVEY PROCESS

New Hampshire Housing conducts an annual statewide survey of rental housing costs that provides data to the general public and organizations that administer housing programs.



Total Adjusted Sample Size: 10, 631 Units

Our 2021 survey was conducted by the University of New Hampshire Survey Center via telephone and online from March - May 2021, as well as through outreach to property owners and managers by K. Kirkwood Consulting. We obtained information on 24,560 market-rate rental housing units across the state. Rental properties surveyed included those that have participated in past surveys and those identified through advertisements and other means.

The calculation of median rents is based on a total sample of 10,870 units. Median rents and vacancy rates were determined by using a portion of the data gathered from those projects 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. The addition of allowances 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 current energy costs as determined in a separate survey conducted by New Hampshire Housing.

MEDIAN GROSS RENTS are presented for various geographic areas and for various unit sizes. The median represents the gross rent at the middle when gross rents 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.

Finally, a chart for each area summarizing the results of the *Residential Rental Cost Survey* is included here. The median gross rents for two-bedroom units show general trends. 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.

ANNUAL NEW HAMPSHIRE RENTAL COST SURVEY

Thinking ahead to 2022.

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



**2-BEDROOM
STATEWIDE 2021
MEDIAN GROSS RENT &
VACANCY RATE**

\$1,498

Monthly median
gross rent
2-bedroom
units

6%

Annual change in
monthly median
gross rent
2-bedroom
units

0.6%

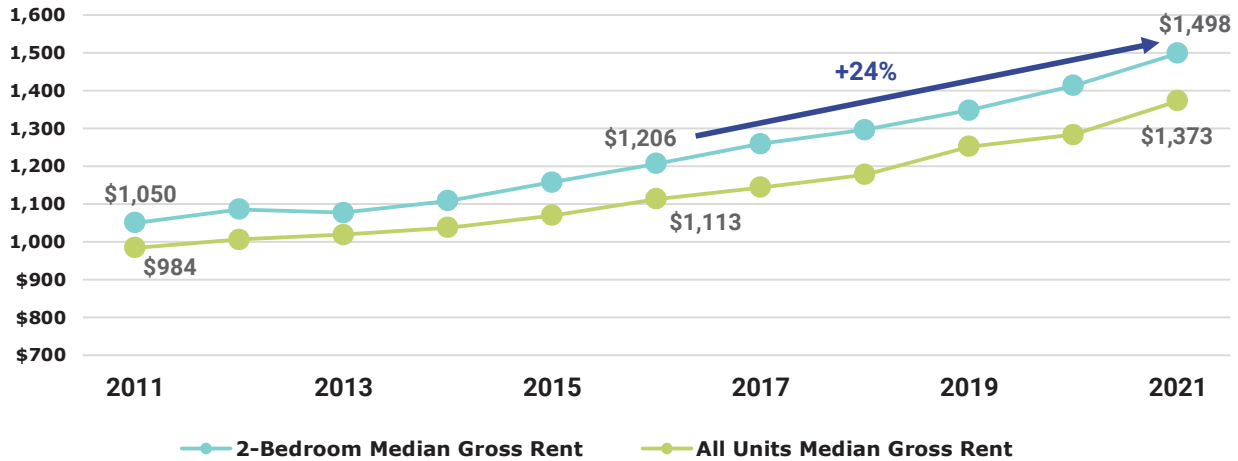
Vacancy rate
2-bedroom
units

RENTAL COSTS, STATEWIDE

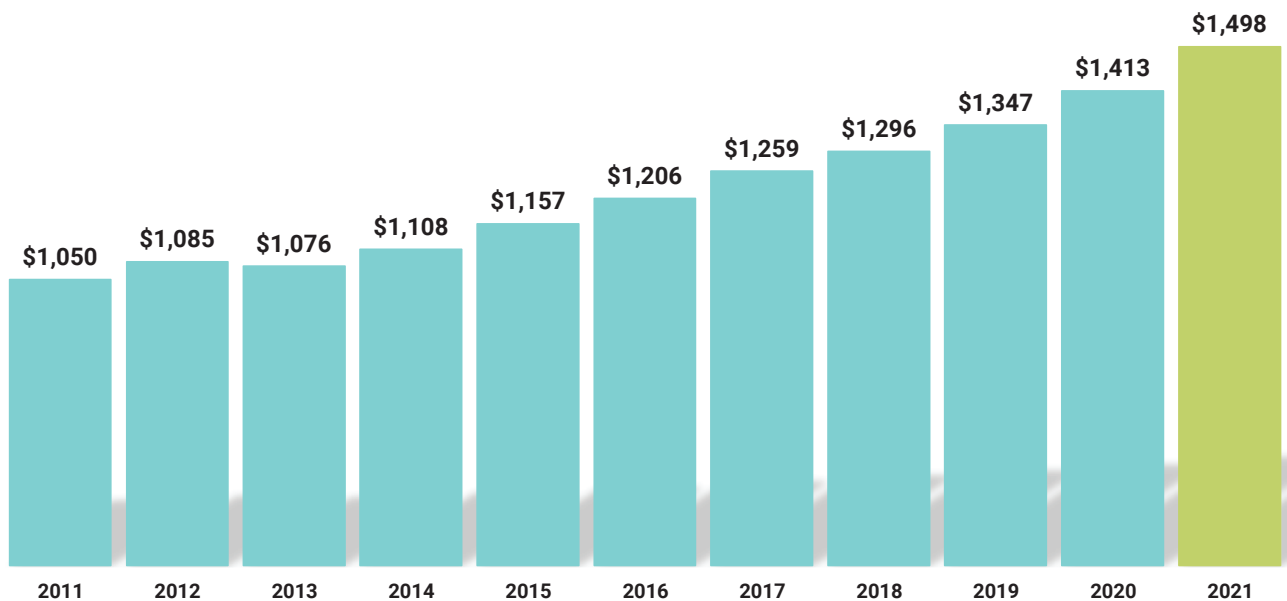
MONTHLY MEDIAN GROSS RENTS, 2-BEDROOM & ALL UNITS (STATEWIDE, 2011 - 2021)

Includes utilities

The statewide median gross rent (including utilities) for a 2-bedroom unit has increased over 24% in the past 5 years.



MEDIAN MONTHLY GROSS RENT FOR 2-BEDROOM UNITS, 2011 - 2021 (STATEWIDE)

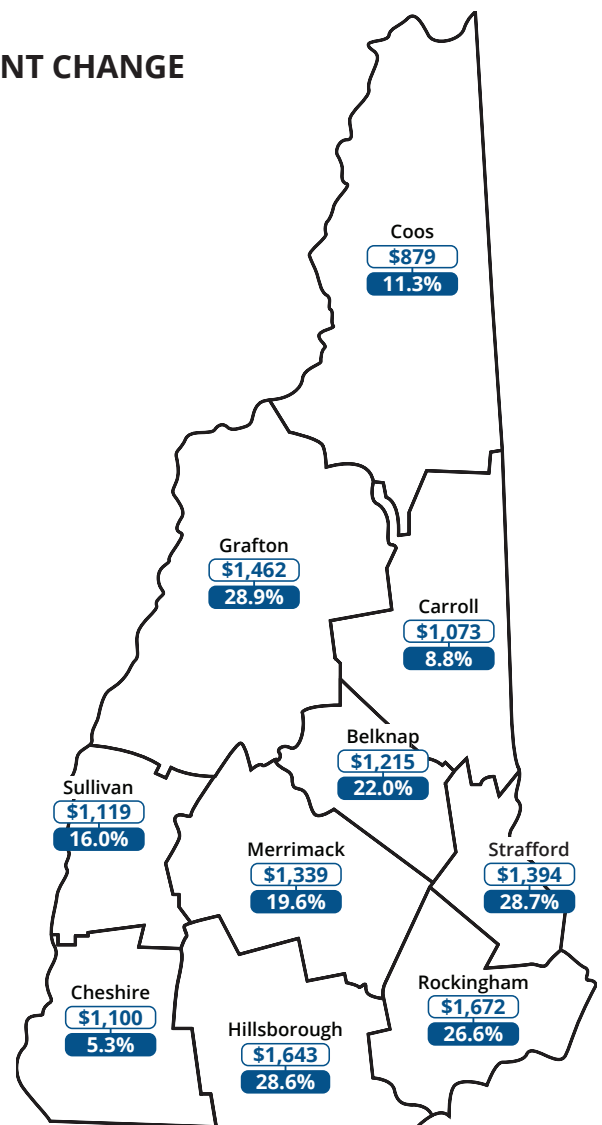
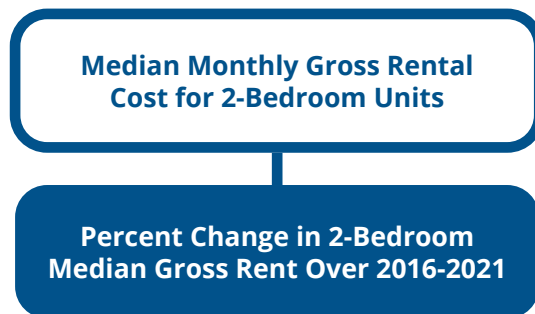


2021 GROSS RENTS BY NUMBER OF BEDROOMS (STATEWIDE)

	Sample Size	Rent Range	Median
2021 GROSS RENT			
0-Bedroom	452	\$250 - \$2,400	\$876
1-Bedroom	3,298	\$400 - \$2,961	\$1,118
2-Bedroom	5,492	\$469 - \$3,413	\$1,498
3-Bedroom	1,393	\$622 - \$3,785	\$1,506
4+ Bedrooms	239	\$837 - \$4,426	\$1,781
All Bedrooms	10,874	\$250 - \$4,426	\$1,373

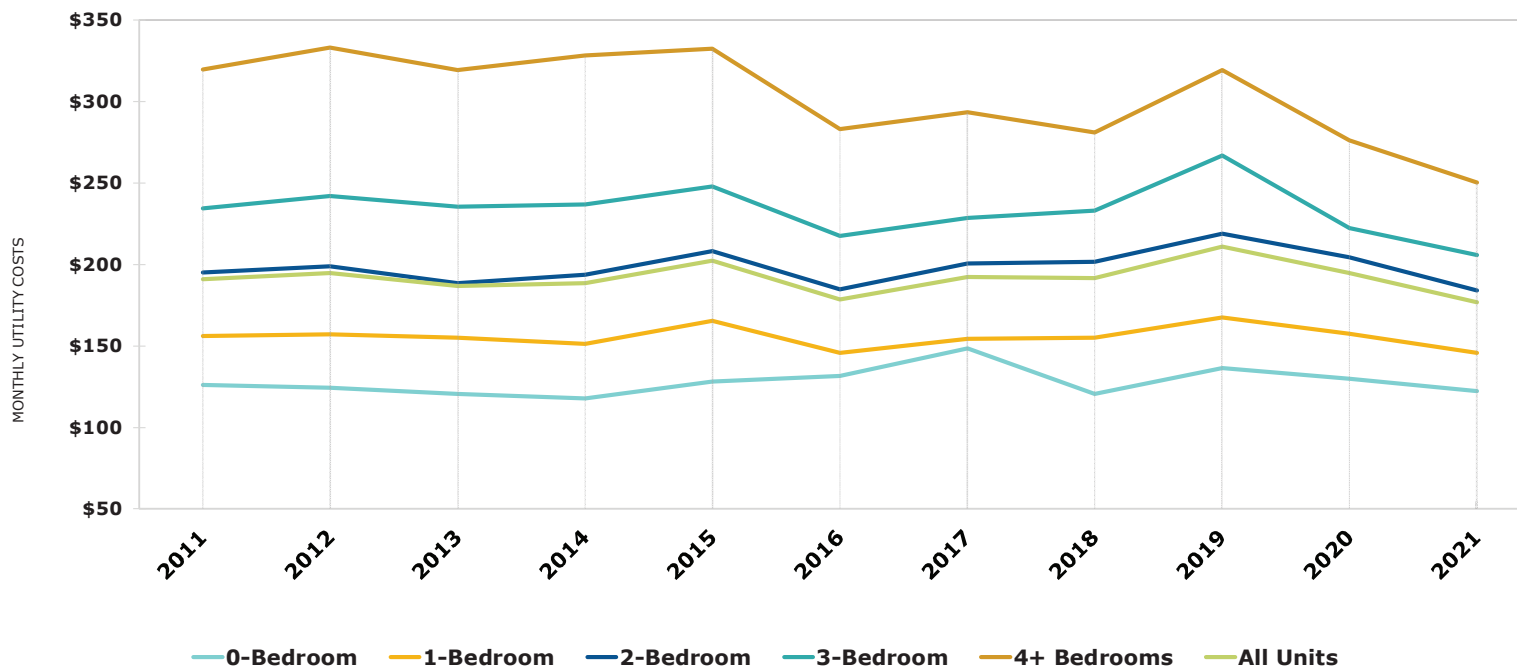
2021 MEDIAN MONTHLY GROSS RENT AND PERCENT CHANGE BY COUNTY FOR 2-BEDROOM UNITS, 2016 - 2021

The statewide median gross rent for a 2-bedroom unit in 2021 was \$1,498. Eighty 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

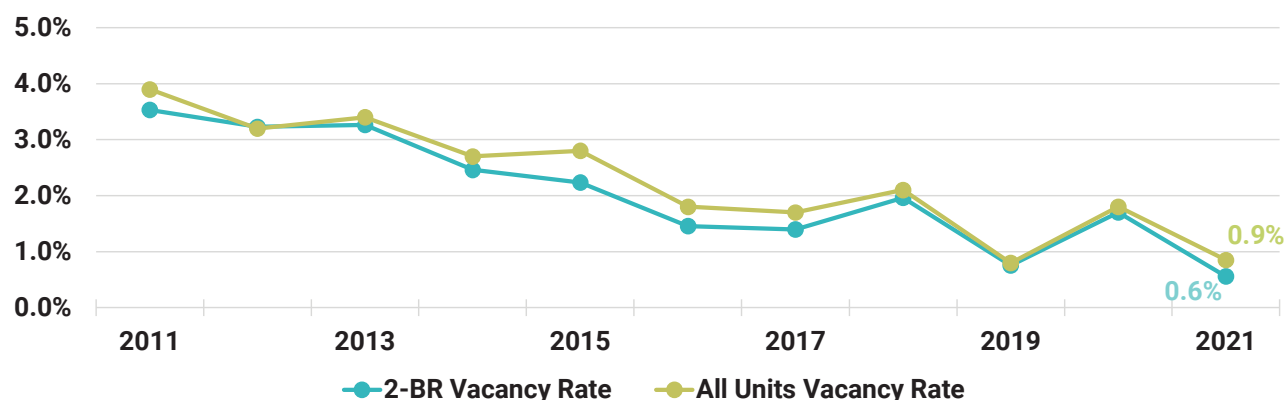
AVERAGE ANNUAL UTILITY COSTS FOR UNITS WHERE TENANT PAYS FOR HEAT 2011 - 2021



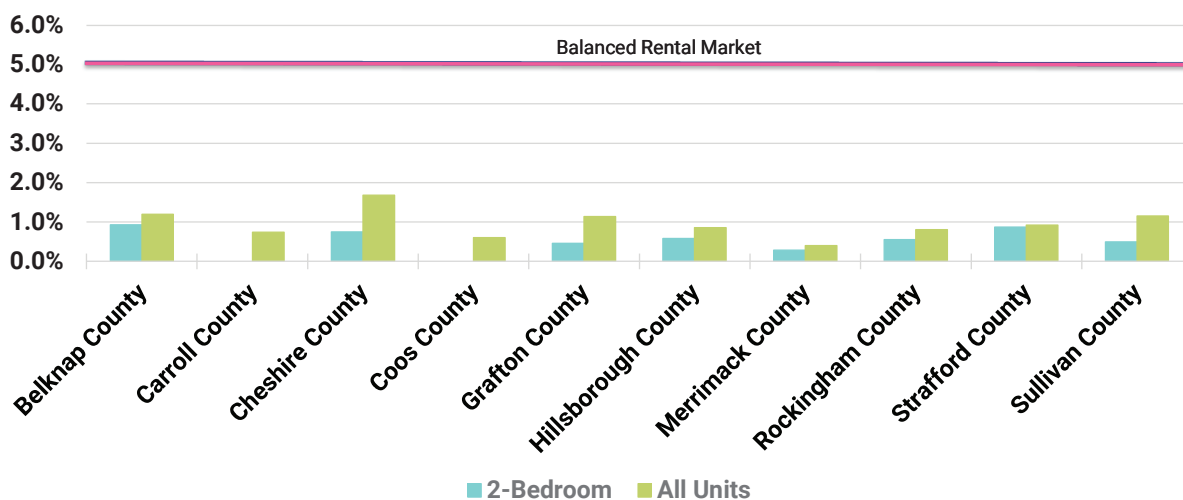
AVERAGE MONTHLY UTILITY COSTS, WITH HEAT PAID BY TENANT 2021, BY COUNTY

	Bedrooms Per Unit					
	0	1	2	3	4+	All Units
STATEWIDE	\$ 122.21	\$ 145.57	\$ 184.12	\$ 205.74	\$ 250.32	\$ 176.68
Belknap County	\$ 150.92	\$ 139.78	\$ 205.39	\$ 232.16	\$ -	\$ 184.57
Carroll County	\$ 168.50	\$ 181.86	\$ 240.41	\$ 308.50	\$ -	\$ 235.30
Cheshire County	\$ 130.30	\$ 169.62	\$ 207.03	\$ 250.98	\$ 327.47	\$ 206.54
Coos County	\$ 172.00	\$ 209.80	\$ 260.07	\$ 335.21	\$ 367.50	\$ 267.15
Grafton County	\$ 140.33	\$ 177.72	\$ 233.59	\$ 280.83	\$ 307.00	\$ 213.92
Hillsborough County	\$ 112.98	\$ 127.25	\$ 161.41	\$ 183.32	\$ 221.20	\$ 157.09
Merrimack County	\$ 124.13	\$ 155.85	\$ 200.00	\$ 219.05	\$ 311.92	\$ 184.21
Rockingham County	\$ 123.29	\$ 153.73	\$ 192.52	\$ 233.11	\$ 217.00	\$ 187.48
Strafford County	\$ 105.42	\$ 148.17	\$ 202.74	\$ 222.08	\$ 292.35	\$ 195.24
Sullivan County	\$ -	\$ 131.50	\$ 270.70	\$ 299.27	\$ 403.67	\$ 244.72

STATEWIDE VACANCY RATES, 2-BEDROOM & ALL UNITS (2011 - 2021)



VACANCY RATES BY COUNTY (PERCENT OF 2-BEDROOM UNITS & ALL UNITS, 2021)



The state's rental housing vacancy rate in 2021 remains under 2% for 2-bedroom and all units, well below that of the North-east region and the U.S., both of which are 6.8%. A balanced rental market has a vacancy rate of approximately 5%.

VACANCY RATES FOR ALL UNITS (STATEWIDE & COUNTY)

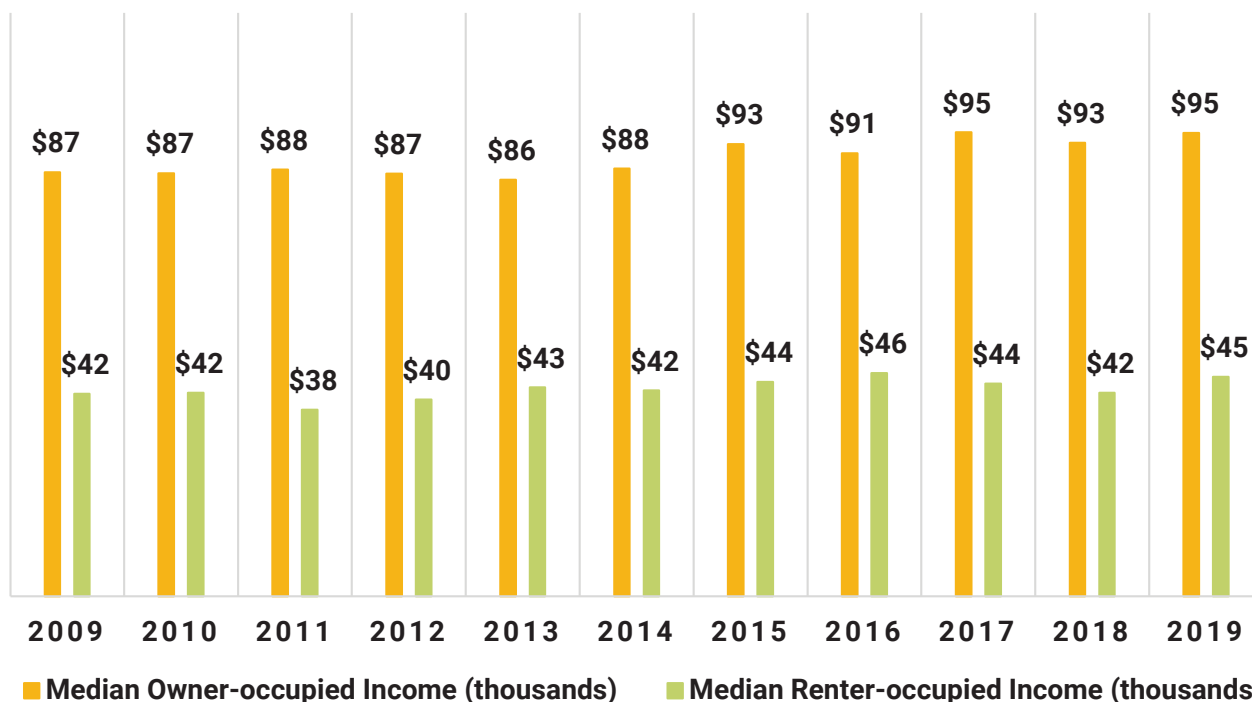
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
STATEWIDE	3.5%	3.2%	3.3%	2.5%	2.2%	1.5%	1.4%	2.0%	0.8%	1.8%	0.9%
Belknap County	8.9%	3.3%	7.5%	5.3%	1.2%	4.9%	4.6%	4.0%	2.0%	1.0%	1.2%
Carroll County	11.3%	5.1%	3.1%	3.6%	3.9%	1.4%	0.0%	*N/A	*N/A	2.7%	0.7%
Cheshire County	6.4%	7.1%	2.5%	3.7%	3.2%	4.5%	1.0%	1.7%	0.9%	1.9%	1.7%
Coos County	15.2%	12.6%	9.5%	7.9%	9.2%	6.9%	10.7%	3.7%	1.0%	1.7%	0.6%
Grafton County	7.6%	7.5%	3.0%	3.9%	2.7%	3.0%	3.0%	3.9%	0.3%	2.8%	1.1%
Hillsborough County	2.2%	2.2%	2.6%	2.1%	2.3%	0.9%	1.2%	1.8%	1.0%	2.3%	0.9%
Merrimack County	4.8%	2.7%	3.3%	2.5%	1.7%	1.2%	1.1%	2.5%	0.5%	1.2%	0.4%
Rockingham County	2.7%	3.2%	3.4%	2.1%	1.9%	1.0%	1.1%	1.0%	0.3%	0.9%	0.8%
Strafford County	3.3%	3.6%	4.9%	2.1%	2.3%	1.4%	1.2%	2.6%	0.8%	2.1%	0.9%
Sullivan County	5.7%	7.4%	7.3%	5.8%	2.7%	6.4%	2.2%	0.9%	0.0%	0.0%	0.5%

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

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.

Source: U.S. Census Bureau, American Community Survey (2009-2019), 1 Year Estimates, in 2019 inflation adjusted dollars.



HOUSEHOLD INCOMES REQUIRED TO AFFORD A 2-BEDROOM APARTMENT, 2021

In New Hampshire, 40% of rental 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 2015-2019 American Community Survey, trended by 3% for 2 years; Median Income for Renter Households by County.

	Median 2-BR Rent	Income Needed to Afford Rent	% of Renter Household Income (Est.)
Belknap County	\$1,215	\$48,600	120%
Carroll County	\$1,073	\$42,900	116%
Cheshire County	\$1,100	\$44,000	110%
Coos County	\$879	\$35,200	110%
Grafton County	\$1,462	\$58,500	149%
Hillsborough County	\$1,643	\$65,700	133%
Merrimack County	\$1,339	\$53,600	121%
Rockingham County	\$1,672	\$66,900	122%
Strafford County	\$1,394	\$55,800	118%
Sullivan County	\$1,119	\$44,800	113%
STATEWIDE	\$1,498	\$59,900	128%

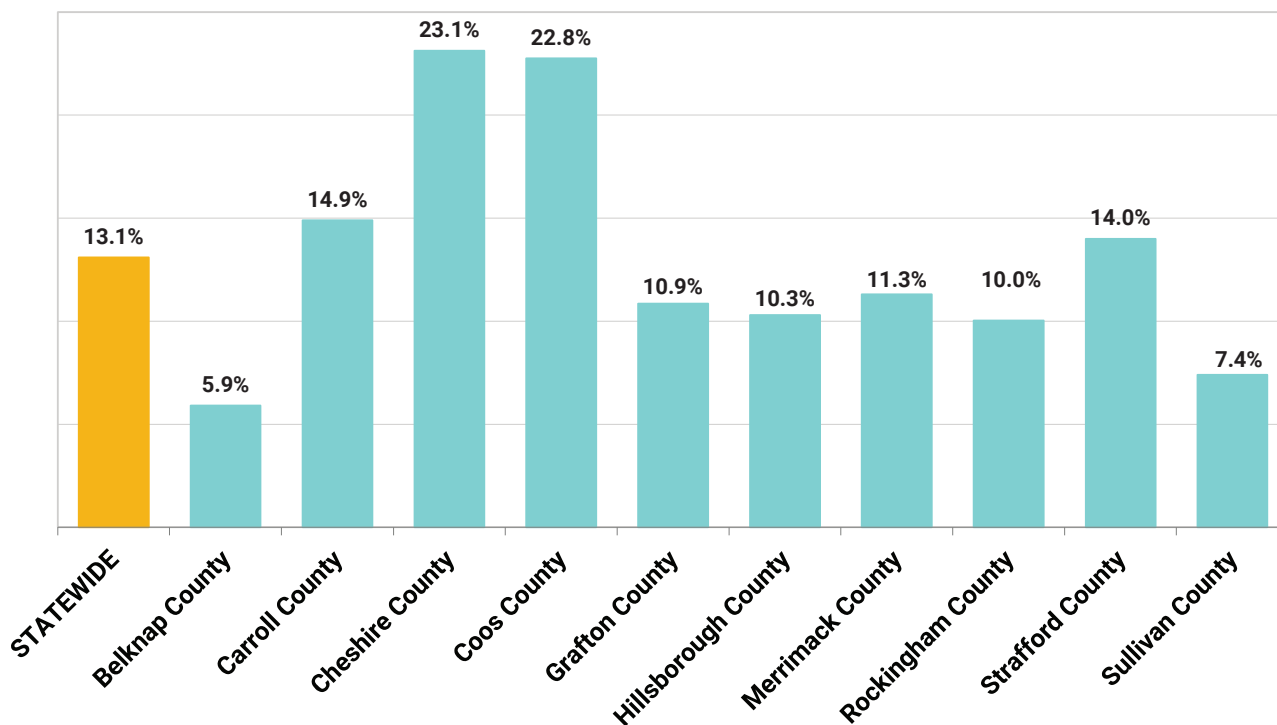
2-BEDROOM UNITS AFFORDABLE TO MEDIAN INCOME RENTER HOUSEHOLDS

In general, higher income counties have access to more affordable units. However, even in the highest income county (Rockingham), only 10% of the units would be affordable to half of the renter households.

Source: U.S. Census Bureau 2015-2019 American Community Survey, trended by 3% for 2 years; Median Income for Renter Households by County

	Estimated 2021 Renter Household Income *	Affordable Gross Rent Based on Income	% of 2-Bedroom Units Below Affordable Rent
Belknap County	\$40,469	\$1,012	5.9%
Carroll County	\$36,977	\$924	14.9%
Cheshire County	\$40,089	\$1,002	23.1%
Coos County	\$31,897	\$797	22.8%
Grafton County	\$39,286	\$982	10.9%
Hillsborough County	\$49,560	\$1,239	10.3%
Merrimack County	\$44,318	\$1,108	11.3%
Rockingham County	\$54,713	\$1,368	10.0%
Strafford County	\$47,379	\$1,184	14.0%
Sullivan County	\$39,566	\$989	7.4%
STATEWIDE	\$46,743	\$1,169	13.1%

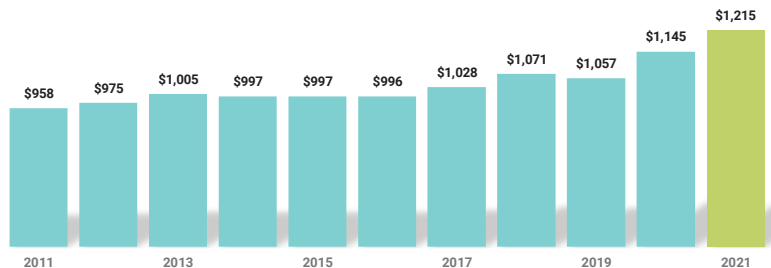
PERCENT OF 2-BEDROOM UNITS BELOW AFFORDABLE RENT



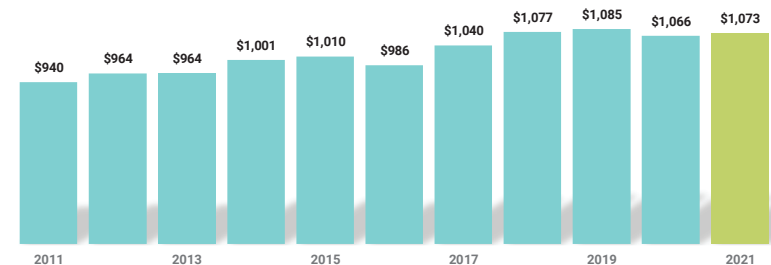
RENTAL COSTS

MEDIAN MONTHLY GROSS RENTS FOR 2-BEDROOM UNITS - BY COUNTY

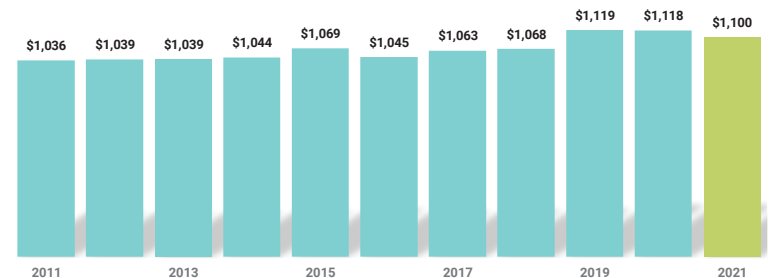
	Sample Size	Rent Range	Median
BELKNAP COUNTY			
0-Bedroom	13	\$581 - \$838	****
1-Bedroom	76	\$556 - \$1,606	\$956
2-Bedroom	114	\$780 - \$1,769	\$1,215
3-Bedroom	28	\$936 - \$2,106	\$1,501
4+ Bedrooms	1	\$1,845 - \$1,845	****
All Bedrooms	232	\$556 - \$2,106	\$1,100



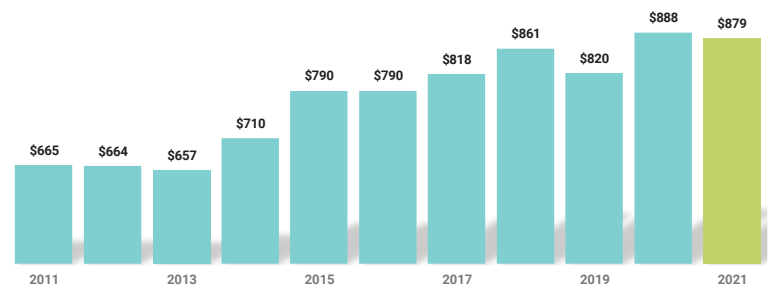
	Sample Size	Rent Range	Median
CARROLL COUNTY			
0-Bedroom	7	\$695 - \$2,099	****
1-Bedroom	34	\$688 - \$1,086	\$866
2-Bedroom	43	\$819 - \$1,477	\$1,073
3-Bedroom	29	\$880 - \$2,564	\$1,221
4+ Bedrooms	1	\$1,850 - \$1,850	****
All Bedrooms	114	\$688 - \$2,564	\$1,016



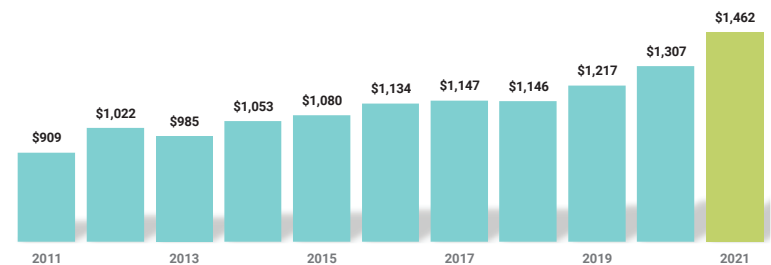
	Sample Size	Rent Range	Median
CHESHIRE COUNTY			
0-Bedroom	46	\$543 - \$1,005	\$750
1-Bedroom	236	\$600 - \$1,365	\$1,004
2-Bedroom	217	\$729 - \$1,893	\$1,100
3-Bedroom	84	\$1,005 - \$2,200	\$1,406
4+ Bedrooms	24	\$1,238 - \$3,845	\$2,096
All Bedrooms	607	\$543 - \$3,845	\$1,088



	Sample Size	Rent Range	Median
COOS COUNTY			
0-Bedroom	7	\$701 - \$1,248	****
1-Bedroom	67	\$500 - \$934	\$742
2-Bedroom	117	\$469 - \$1,847	\$879
3-Bedroom	71	\$684 - \$1,935	\$984
4+ Bedrooms	10	\$837 - \$1,577	****
All Bedrooms	272	\$469 - \$1,935	\$879

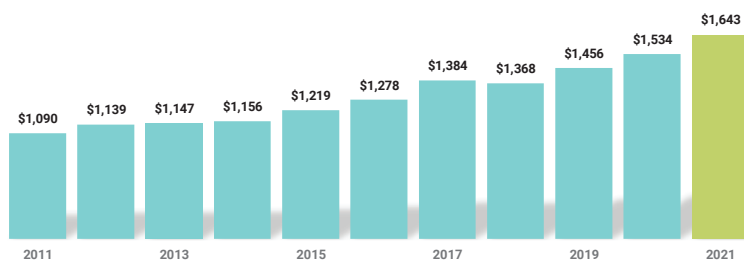


	Sample Size	Rent Range	Median
GRAFTON COUNTY			
0-Bedroom	51	\$338 - \$2,028	\$728
1-Bedroom	282	\$400 - \$2,961	\$906
2-Bedroom	335	\$609 - \$2,477	\$1,462
3-Bedroom	54	\$880 - \$3,423	\$1,740
4+ Bedrooms	31	\$1,159 - \$4,072	\$1,795
All Bedrooms	753	\$338 - \$4,072	\$1,156

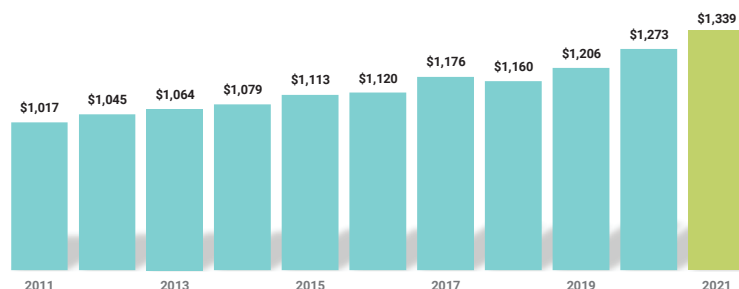


MEDIAN MONTHLY GROSS RENTS FOR 2-BEDROOM UNITS - BY COUNTY

	Sample Size	Rent Range	Median
HILLSBOROUGH COUNTY			
0-Bedroom	188	\$451 - \$2,400	\$993
1-Bedroom	1,181	\$500 - \$2,002	\$1,231
2-Bedroom	2,142	\$531 - \$2,700	\$1,643
3-Bedroom	638	\$867 - \$2,706	\$1,530
4+ Bedrooms	116	\$1,175 - \$4,426	\$1,603
All Bedrooms	4,265	\$451 - \$4,426	\$1,526



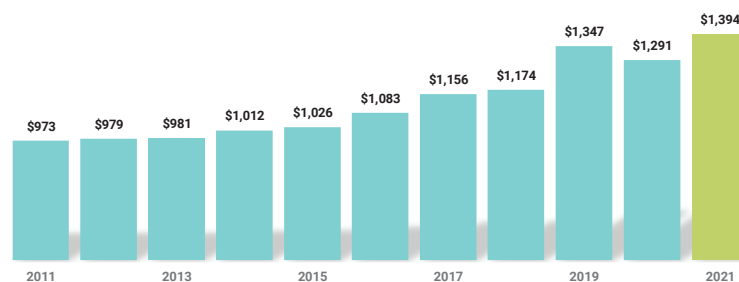
	Sample Size	Rent Range	Median
MERRIMACK COUNTY			
0-Bedroom	58	\$250 - \$1,566	\$998
1-Bedroom	555	\$606 - \$2,238	\$1,096
2-Bedroom	692	\$614 - \$2,305	\$1,339
3-Bedroom	174	\$622 - \$2,834	\$1,381
4+ Bedrooms	17	\$1,000 - \$2,600	****
All Bedrooms	1,496	\$250 - \$2,834	\$1,249



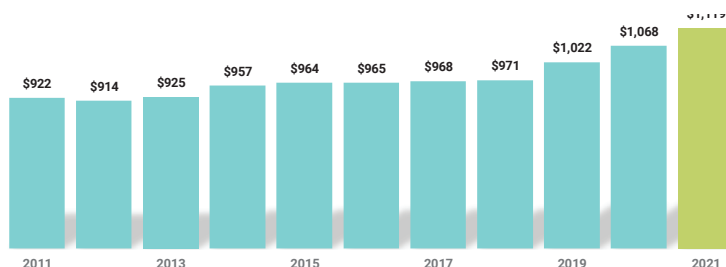
	Sample Size	Rent Range	Median
ROCKINGHAM COUNTY			
0-Bedroom	50	\$543 - \$1,886	\$924
1-Bedroom	506	\$700 - \$2,561	\$1,233
2-Bedroom	1,036	\$777 - \$3,413	\$1,672
3-Bedroom	163	\$946 - \$3,785	\$1,849
4+ Bedrooms	9	\$1,991 - \$3,747	****
All Bedrooms	1,764	\$543 - \$3,785	\$1,556



	Sample Size	Rent Range	Median
STRAFFORD COUNTY			
0-Bedroom	22	\$640 - \$1,373	\$919
1-Bedroom	288	\$545 - \$1,895	\$1,100
2-Bedroom	699	\$848 - \$2,706	\$1,394
3-Bedroom	126	\$791 - \$3,169	\$1,531
4+ Bedrooms	22	\$1,422 - \$3,332	\$1,857
All Bedrooms	1,157	\$545 - \$3,332	\$1,356



	Sample Size	Rent Range	Median
SULLIVAN COUNTY			
0-Bedroom	10	\$701 - \$878	****
1-Bedroom	73	\$714 - \$1,392	\$870
2-Bedroom	97	\$764 - \$1,519	\$1,119
3-Bedroom	26	\$1,180 - \$2,245	\$1,334
4+ Bedrooms	8	\$1,238 - \$1,663	****
All Bedrooms	214	\$701 - \$2,245	\$1,044



RENTAL COSTS

MEDIAN MONTHLY GROSS RENTS FOR 2-BEDROOM UNITS - SELECTED CITIES

	Sample Size	Rent Range	Median
CITY OF CONCORD			
0-Bedroom	38	\$600 - \$1,529	\$1,123
1-Bedroom	330	\$621 - \$1,875	\$1,194
2-Bedroom	404	\$850 - \$1,968	\$1,448
3-Bedroom	84	\$1,055 - \$2,615	\$1,561
4+ Bedrooms	4	\$1,695 - \$2,144	****
All Bedrooms	860	\$600 - \$2,615	\$1,275



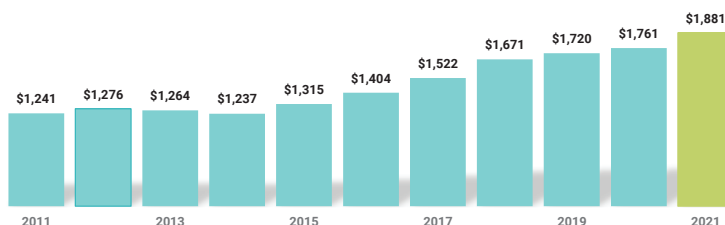
	Sample Size	Rent Range	Median
CITY OF MANCHESTER			
0-Bedroom	138	\$451 - \$2,400	\$929
1-Bedroom	649	\$643 - \$1,895	\$1,206
2-Bedroom	931	\$531 - \$2,343	\$1,546
3-Bedroom	414	\$867 - \$2,706	\$1,460
4+ Bedrooms	85	\$1,264 - \$4,426	\$1,589
All Bedrooms	2217	\$451 - \$4,426	\$1,401



	Sample Size	Rent Range	Median
CITY OF NASHUA			
0-Bedroom	27	\$664 - \$1,624	\$1,244
1-Bedroom	281	\$736 - \$1,955	\$1,402
2-Bedroom	758	\$684 - \$2,358	\$1,742
3-Bedroom	126	\$1,056 - \$2,357	\$1,877
4+ Bedrooms	23	\$1,175 - \$2,107	\$1,789
All Bedrooms	1215	\$664 - \$2,358	\$1,652



	Sample Size	Rent Range	Median
CITY OF PORTSMOUTH			
0-Bedroom	10	\$720 - \$1,886	****
1-Bedroom	75	\$766 - \$2,186	\$1,665
2-Bedroom	225	\$1,213 - \$3,413	\$1,881
3-Bedroom	67	\$1,060 - \$3,785	\$1,587
4+ Bedrooms	2	\$2,130 - \$3,747	****
All Bedrooms	379	\$720 - \$3,785	\$1,881



	Sample Size	Rent Range	Median
CITY OF ROCHESTER			
0-Bedroom	11	\$640 - \$1,042	****
1-Bedroom	100	\$692 - \$1,680	\$1,031
2-Bedroom	200	\$848 - \$2,200	\$1,259
3-Bedroom	42	\$791 - \$1,997	\$1,472
4+ Bedrooms	7	\$1,457 - \$2,157	****
All Bedrooms	360	\$640 - \$2,200	\$1,244



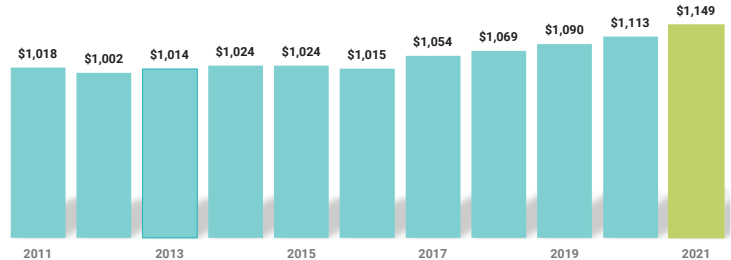
MEDIAN MONTHLY GROSS RENTS FOR 2-BEDROOM UNITS - HUD HMFA

Metropolitan Statistical Areas

HMFA (HUD Metropolitan Fair Market Rent Area) designations were established by the U.S. Department of Housing and Urban Development as a result of information gathered from the 2010 Census.

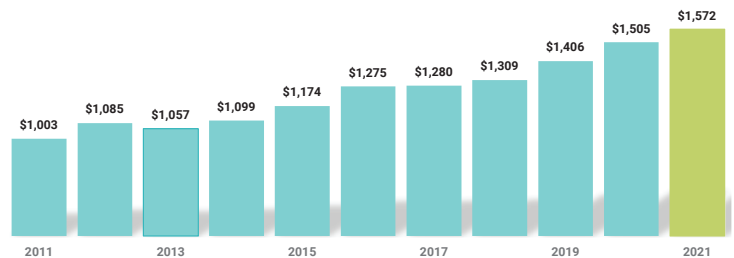
	Sample Size	Rent Range	Median
HILLSBOROUGH COUNTY, NH (PART) HMFA			
0-Bedroom	4	\$698 - \$1,073	****
1-Bedroom	60	\$500 - \$1,400	906
2-Bedroom	48	\$936 - \$2,092	1,149
3-Bedroom	24	\$927 - \$2,056	1,530
4+ Bedrooms	1	\$2,242 - \$2,242	****
All Bedrooms	137	\$500 - \$2,242	1,099

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



	Sample Size	Rent Range	Median
MANCHESTER, NH HMFA			
0-Bedroom	142	451 - 2,400	929
1-Bedroom	723	643 - 2,002	1,216
2-Bedroom	1,071	531 - 2,343	1,572
3-Bedroom	422	867 - 2,706	1,462
4+ Bedrooms	86	1,264 - 4,426	1,589
All Bedrooms	2,444	451 - 4,426	1,436

Includes Bedford, Goffstown, Manchester, Weare



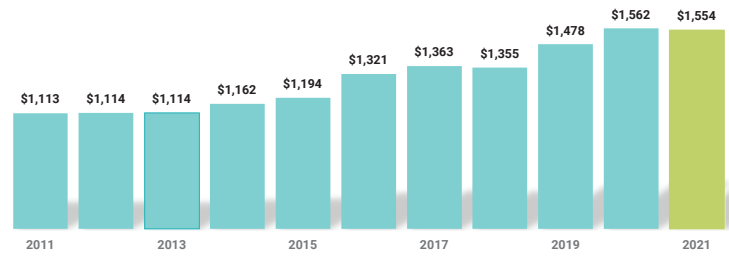
	Sample Size	Rent Range	Median
NASHUA, NH HMFA			
0-Bedroom	42	664 - 1,624	1,309
1-Bedroom	398	711 - 1,955	1,342
2-Bedroom	1,023	684 - 2,700	1,699
3-Bedroom	192	955 - 2,676	1,795
4+ Bedrooms	29	1,175 - 3,807	2,059
All Bedrooms	1,684	664 - 3,807	1,604

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



	Sample Size	Rent Range	Median
PORTSMOUTH-ROCHESTER, NH HMFA			
0-Bedroom	40	\$640 - \$1,886	\$942
1-Bedroom	505	\$545 - \$2,195	\$1,180
2-Bedroom	1,181	\$848 - \$3,413	\$1,554
3-Bedroom	223	\$791 - \$3,785	\$1,587
4+ Bedrooms	30	\$1,422 - \$3,747	\$2,117
All Bedrooms	1,979	\$545 - \$3,785	\$1,486

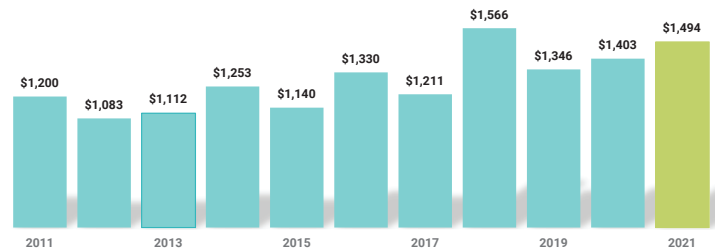
Includes Barrington, Brentwood, Dover, Durham, East Kingston, Epping, Exeter, Farmington, Greenland, Hampton, Hampton Falls, Kensington, Lee, Madbury, Middleton, Milton, New Castle, New Durham, Newfields, Newton, Newmarket, North Hampton, Portsmouth, Rochester, Rollinsford, Rye, Somersworth, Strafford,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



RENTAL COSTS

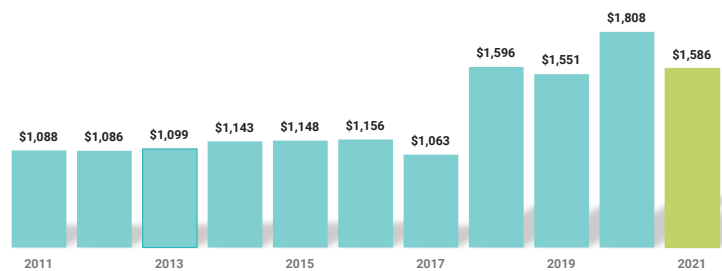
MEDIAN MONTHLY GROSS RENTS FOR 2-BEDROOM UNITS - HUD HMFA

	Sample Size	Rent Range	Median
WESTERN ROCKINGHAM COUNTY, NH HMFA			
0-Bedroom	1	\$798 - \$798	****
1-Bedroom	25	\$700 - \$2,561	\$1,324
2-Bedroom	250	\$1,053 - \$2,447	\$1,494
3-Bedroom	9	\$1,291 - \$1,849	****
4+ Bedrooms	0	\$0 - \$0	****
All Bedrooms	285	\$700 - \$2,561	\$1,494



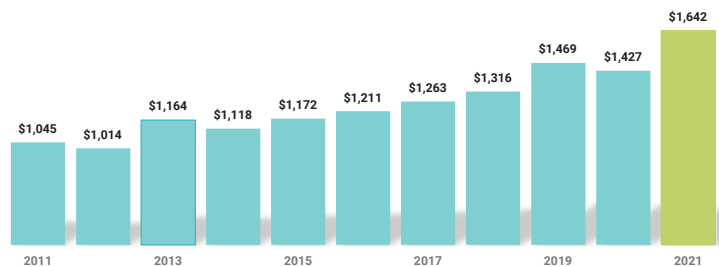
Includes Auburn, Candia, Deerfield, Londonderry, Northwood, Nottingham

	Sample Size	Rent Range	Median
BOSTON-CAMBRIDGE-QUINCY, MA-NH HMFA			
0-Bedroom	0	\$0 - \$0	****
1-Bedroom	18	\$1,235 - \$1,629	****
2-Bedroom	63	\$1,491 - \$2,043	\$1,586
3-Bedroom	1	\$2,291 - \$2,291	****
4+ Bedrooms	1	\$1,991 - \$1,991	****
All Bedrooms	83	\$1,235 - \$2,291	\$1,586



Includes Seabrook, South Hampton

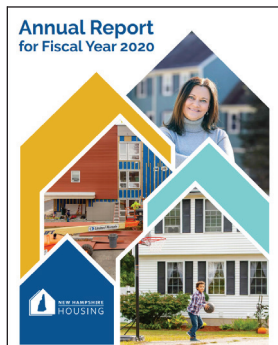
	Sample Size	Rent Range	Median
LAWRENCE, MA-NH HMFA			
0-Bedroom	31	\$543 - \$1,770	\$878
1-Bedroom	246	\$785 - \$2,006	\$995
2-Bedroom	241	\$777 - \$2,485	\$1,642
3-Bedroom	56	\$946 - \$2,811	\$1,952
4+ Bedrooms	0	\$0 - \$0	****
All Bedrooms	574	\$543 - \$2,811	\$1,347



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

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

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. New Hampshire Housing provides grants to support the housing coalitions such as Vital Communities (Upper Valley); Workforce Housing Coalition of the Greater Seacoast; Mt. Washington Valley Housing Coalition, and Regional Economic Development Center.

MUNICIPAL TECHNICAL ASSISTANCE GRANT PROGRAM

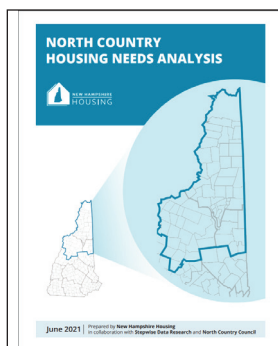
To provide towns and cities with assistance to address locally identified planning needs, New Hampshire Housing partners with Plan NH to administer the Municipal Technical Assistance Grant Program. Municipalities may apply for grants of up to \$25,000. A cash and/or in-kind match of 15% of the grant amount is required to participate in the program. Additionally, staff provide direct technical assistance to municipalities upon request.



New Hampshire 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

Each year, New Hampshire Housing hosts a series of conferences and webinars 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. In 2021 we are hosting webinars and seminars on post-pandemic multi-family housing design, the economic impact of different types of land use, and topics on housing and the economy. We also sponsor housing events such as a webinar on retrofitting malls and commercial buildings into housing and mixed-use developments.

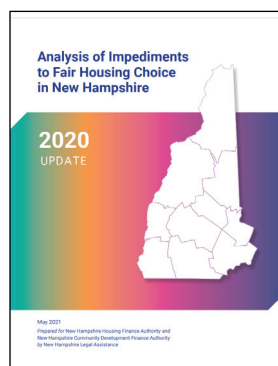


HOUSING-RELATED STUDIES, GUIDES AND REPORTS

- Analysis of Impediments to Fair Housing Choice in New Hampshire (2020)
- Taxes, Land Use & Value in 15 NH Communities – Analysis by Joe Minicozzi, Urban3
- 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)
- Community Planning Grant Case Studies (2014)
- Information Briefs: A Planning Resource for Municipalities (2014)
- New Hampshire Employer Survey (2014)

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 (Spring - Fall)
- Housing Market SNAPSHOT
- HUD Required Consolidated Plan / Action Plan
- State Biennial Housing Plan (every 2 years)





NEW HAMPSHIRE
HOUSING

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New Hampshire Housing's mission is to promote, finance and support affordable housing. Established by statute in 1981 as a self-sustaining public corporation, New Hampshire Housing receives no operating funds from state government.