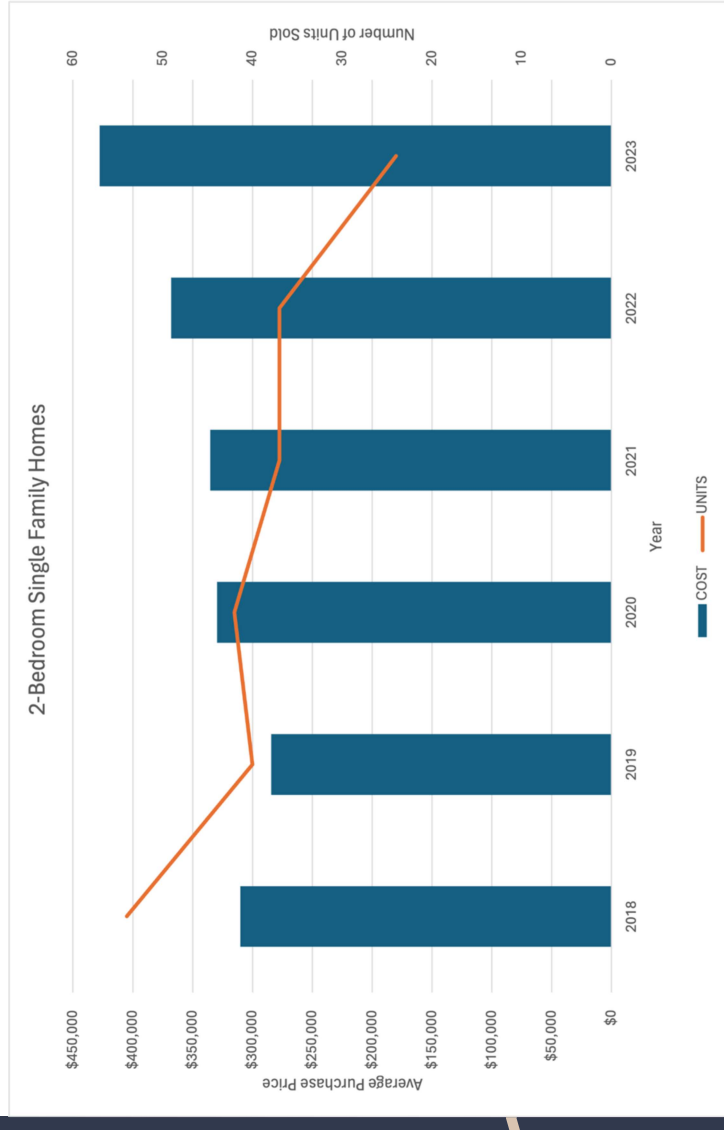


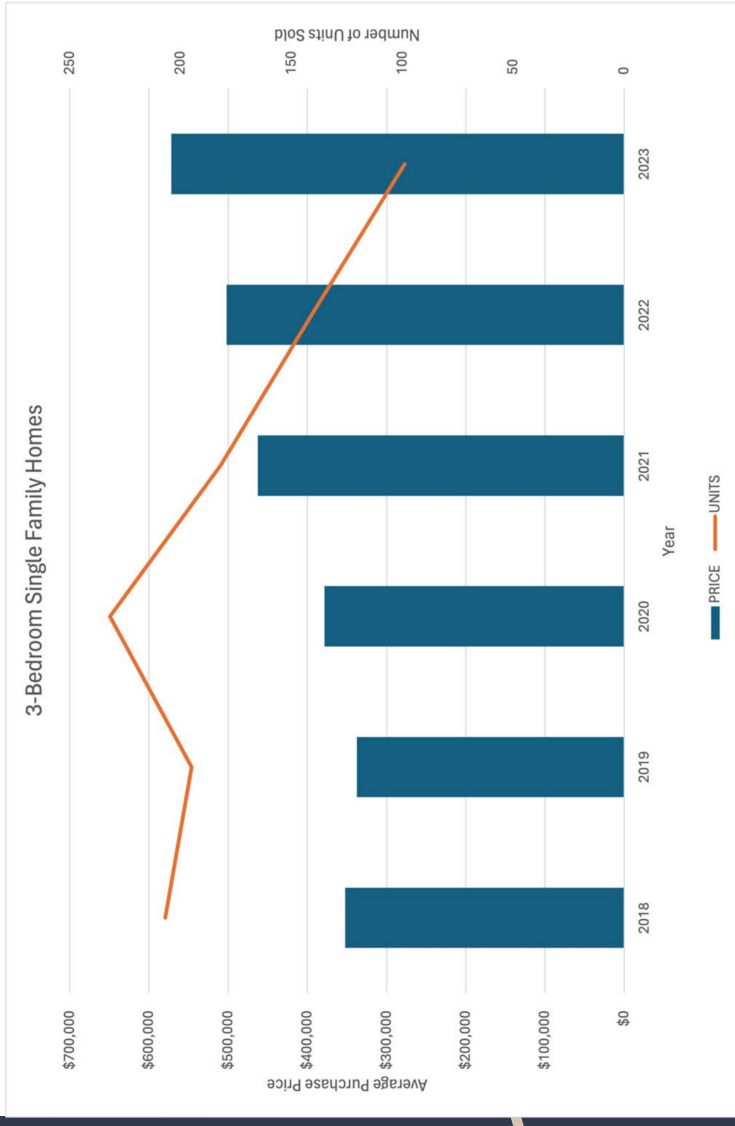
Dover Market Analysis

Charlie McKeown, Sean Bradley,
Sam Kinkaid, Will Cleveland, Jacob
Stewart

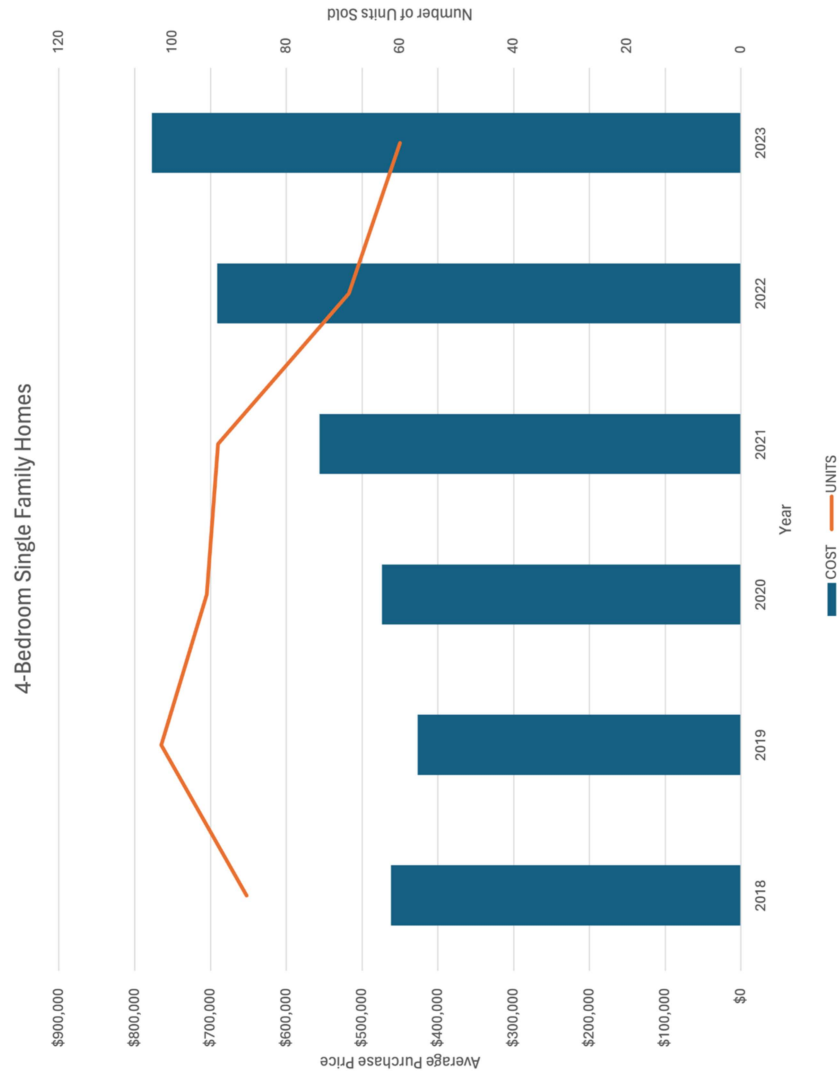
2 Bedroom Single Family Homes from 2018-2023, with Average Purchase Price and Number of Units Sold



3 Bedroom Single Family Homes from 2018-2023, with Average Purchase Price and Number of Units Sold

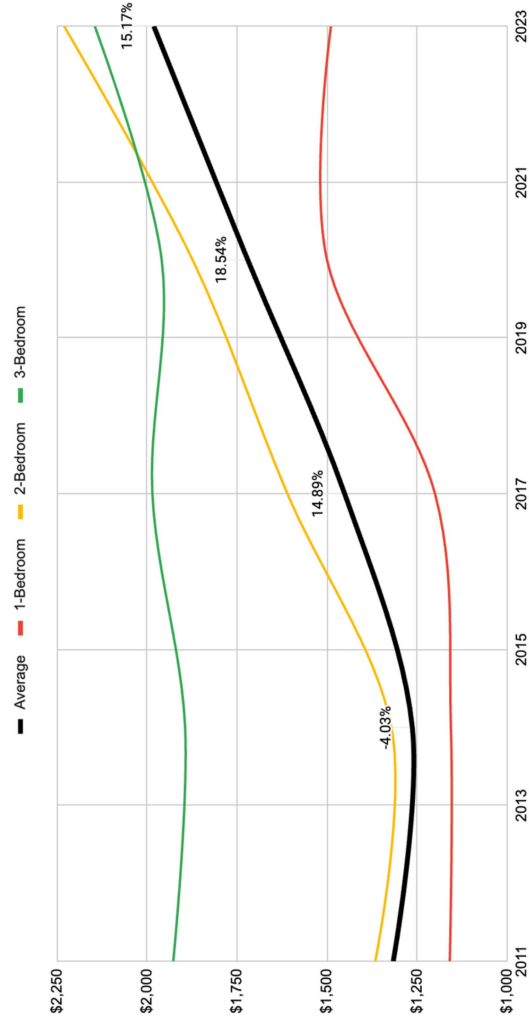


4 Bedroom Single Family Homes from 2018-2023, with Average Purchase Price and Number of Units Sold

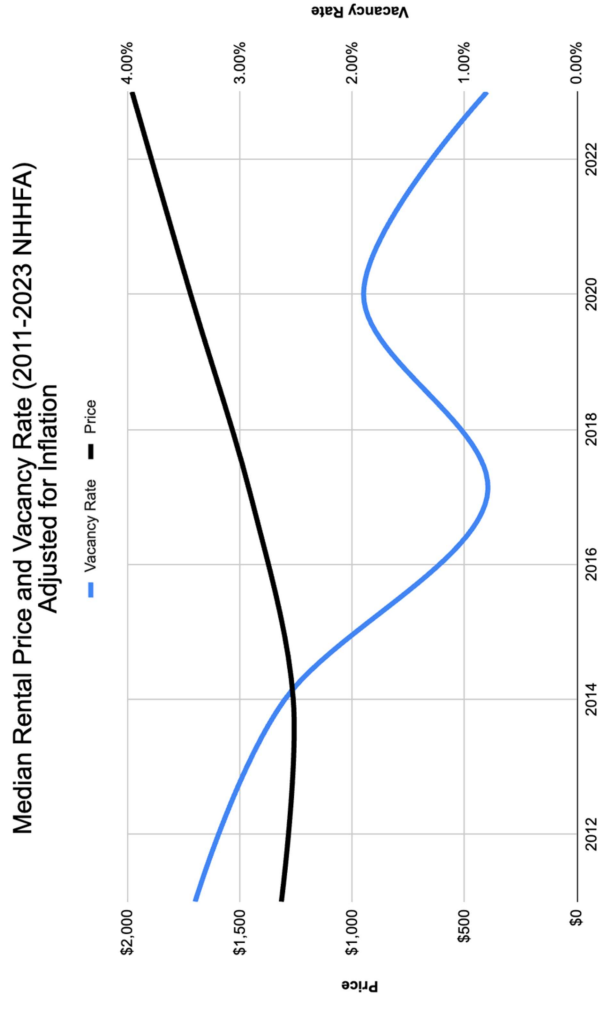


Average Monthly Rent for 1 Bedroom, 2 Bedroom, 3 Bedroom apartments from 2011–2023

Median Apartment Rents In Dover (2011–2023 NHHFA)
Adjusted for Inflation



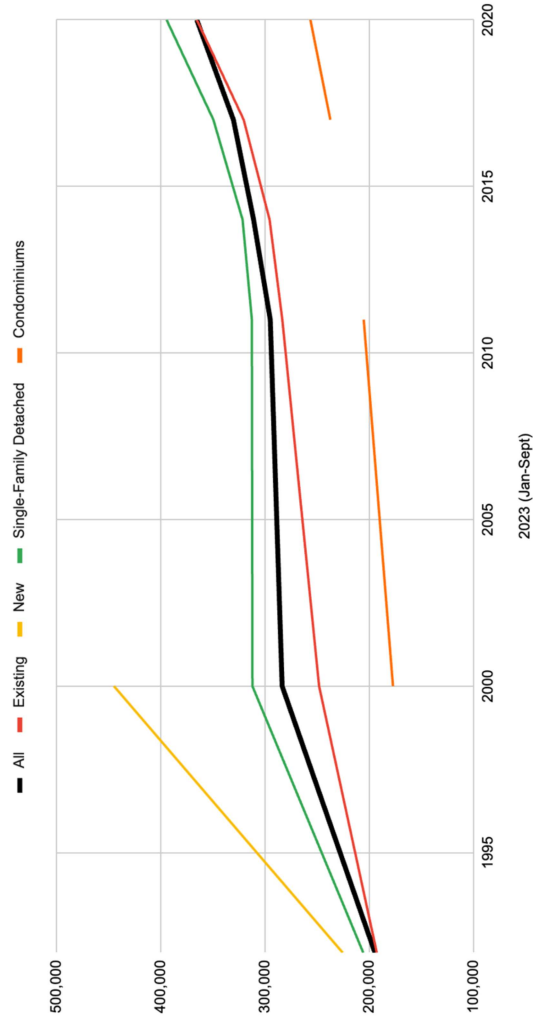
Median Rental Price and Vacancy Rate (2011-2023 NHHFA) Adjusted for Inflation



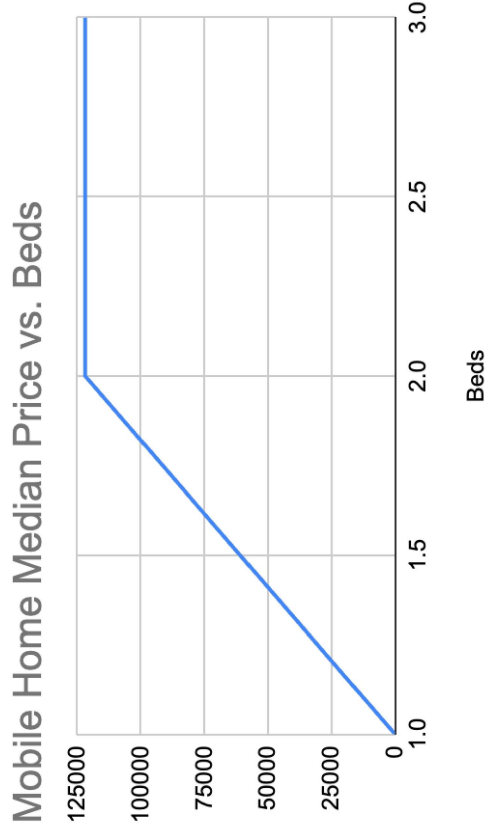
- Spike in 2020 due to pandemic.
- Imbalance in market; supply < demand.

Median Home Sale Price from 1992-2023 for All, Existing, New, Single-Family Detached, New, Detached, and Condos

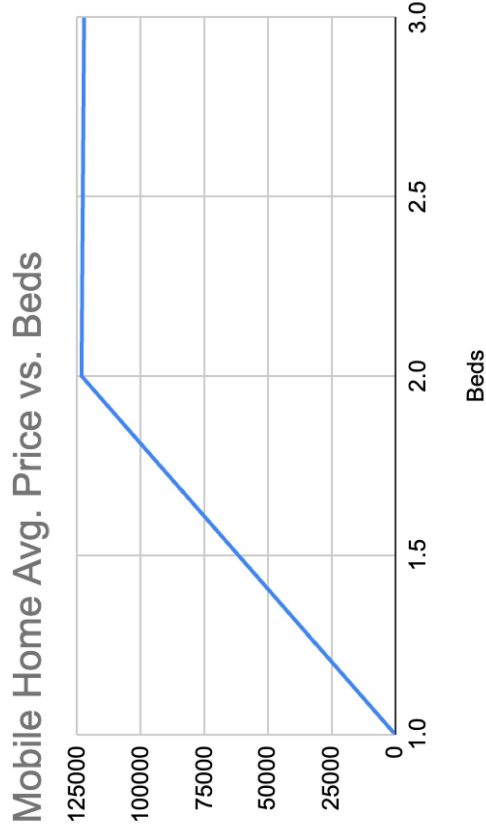
Median Home Sale Price in Dover (1992-2023 NHHFA)
Adjusted for Inflation



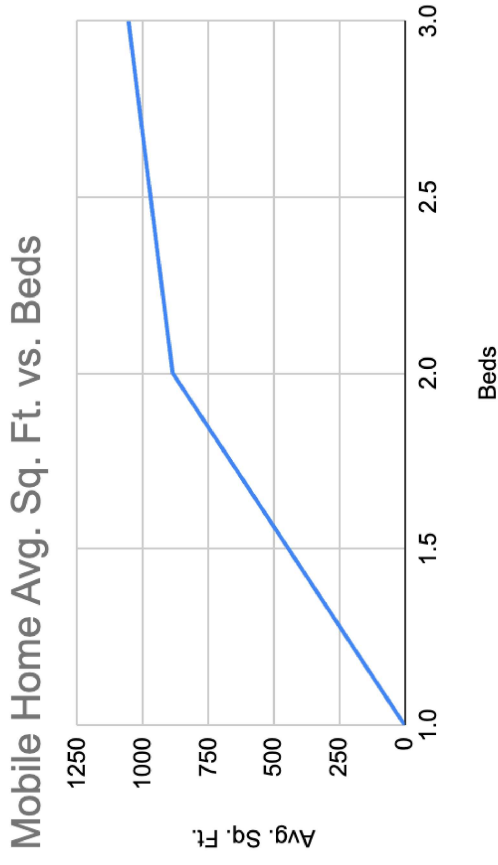
Mobile Home, 2020:
Median Price vs.
Number of Beds



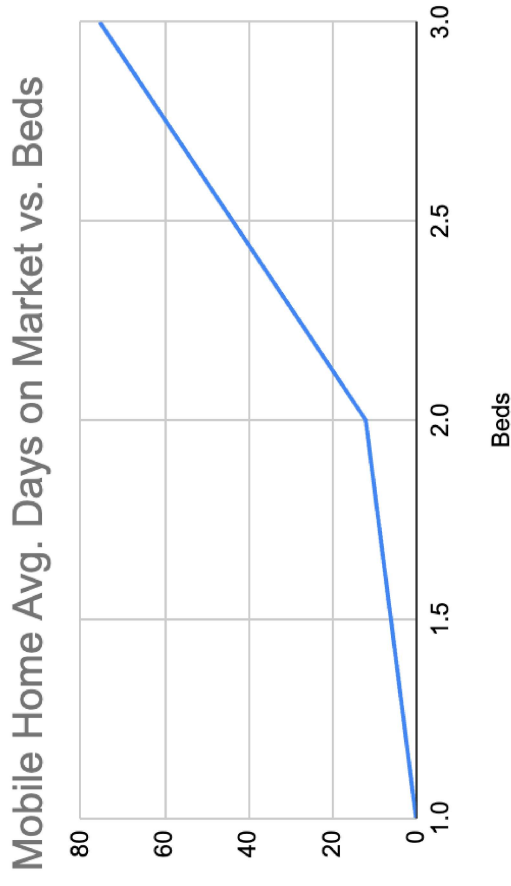
Average Price vs.
Number of Beds



Mobile Home, 2020: Average Square Feet vs. Number of Beds

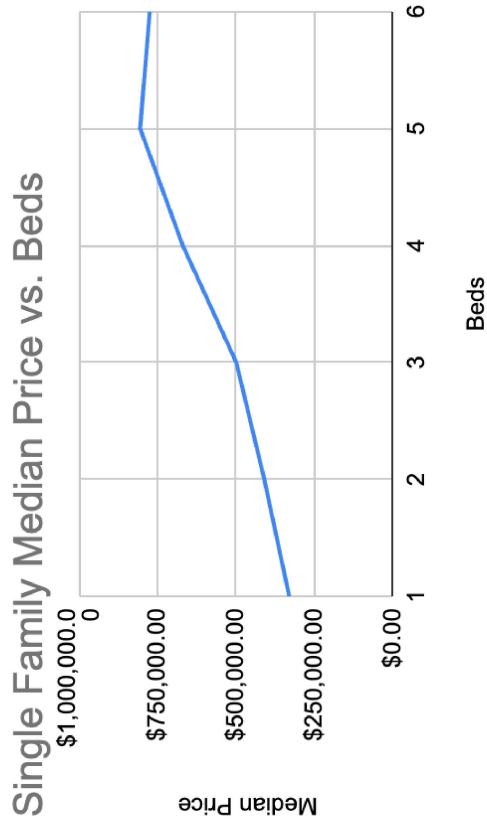


Average Days on Market vs. Number of Beds

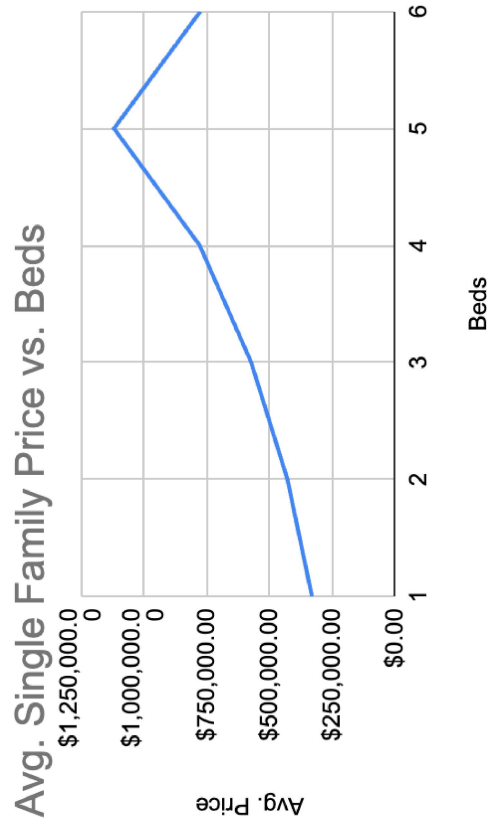


Single Family Home, 2020:

Median Price vs. Number of Beds

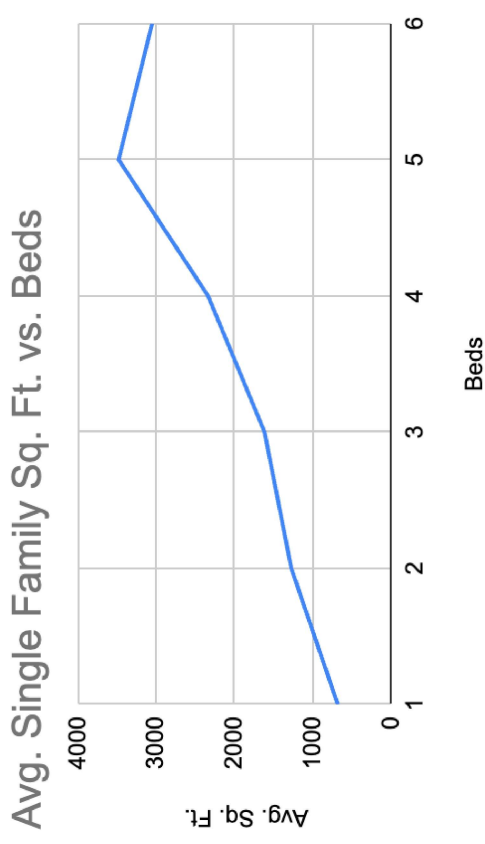


Average Price vs. Number of Beds

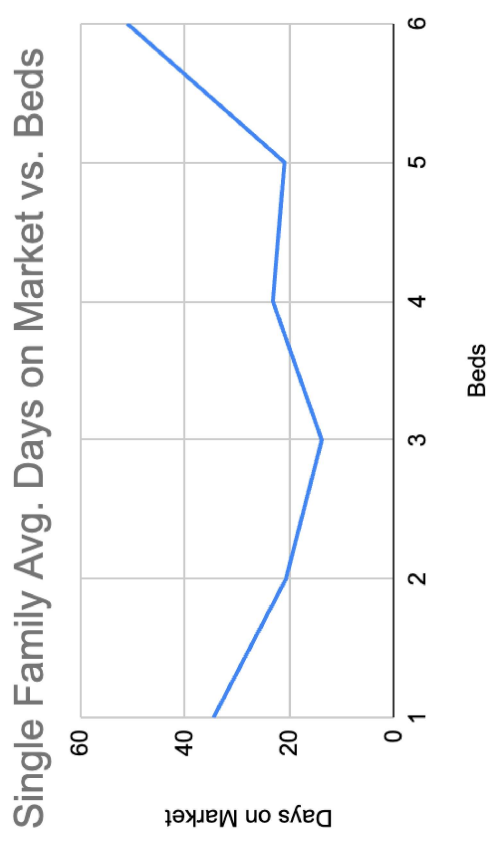


Single Family Home, 2020:

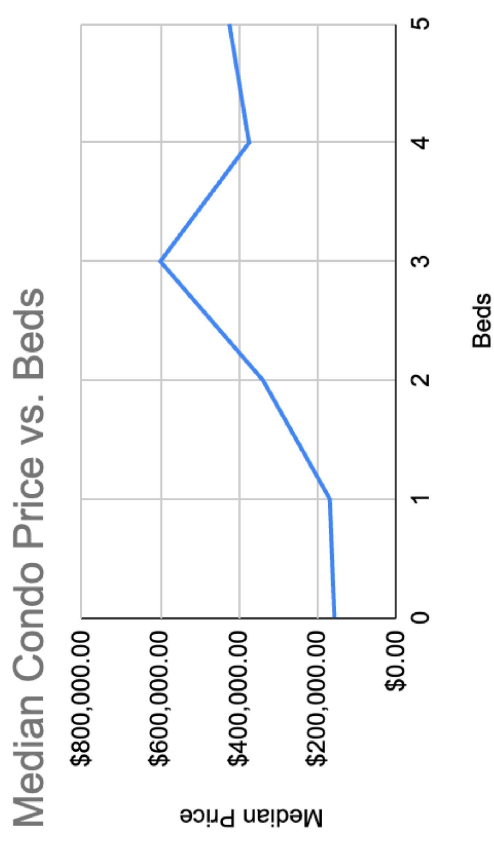
Average Square Feet vs. Number of Beds



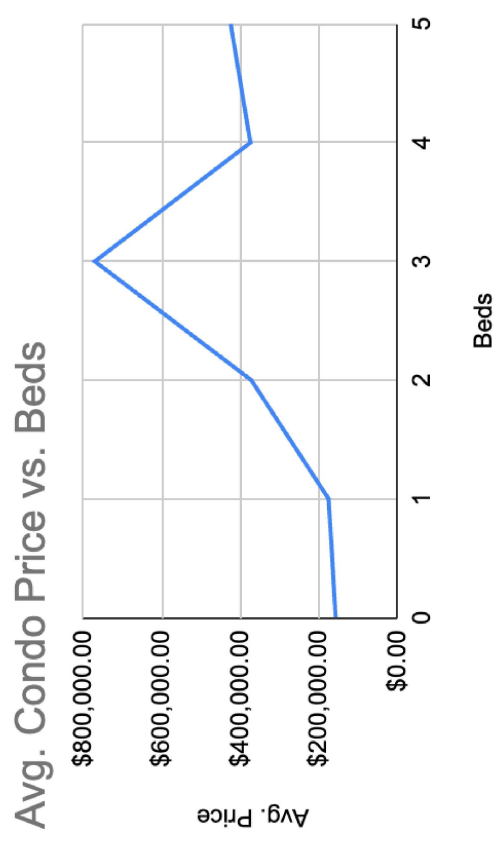
Average Days on Market vs. Number of Beds



Condo, 2020:
Median Price vs.
Number of Beds

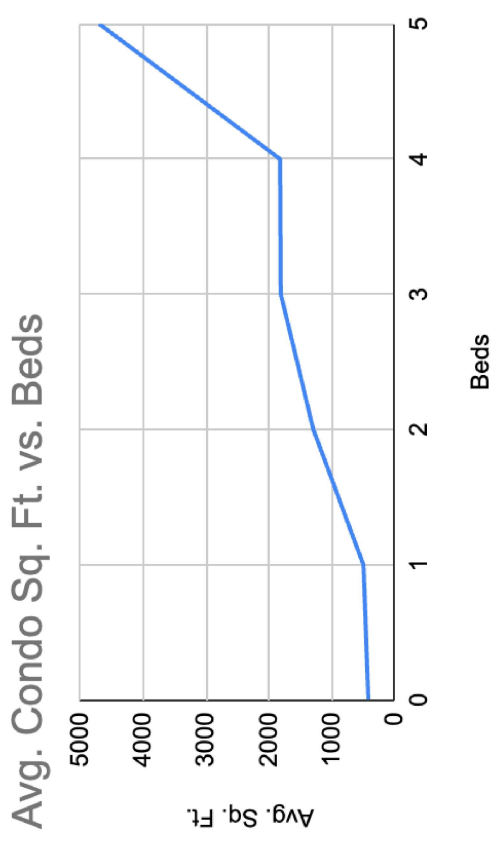


Average Price vs.
Number of Beds

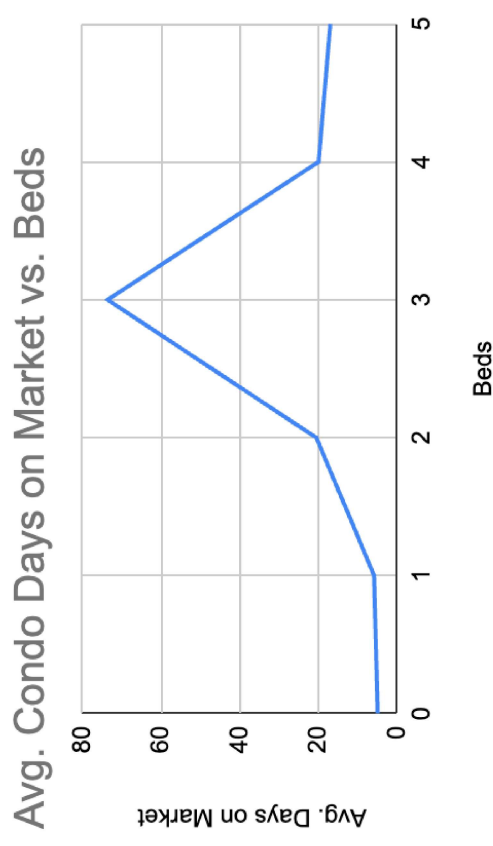


Condo, 2020:

Average Square Feet
vs. Number of Beds



Average Days on
Market vs. Number of
Beds



After the 2020 Census, the New Hampshire Office of Planning and Development (NHOPD) projected that by 2030, Dover's population would be 35,190. In 2020 the city's population was recorded at 32,741. Table 3 shows the projected population growth trends and projections for the region up to the year 2050. Based on these projections Dover is expected to continue to have the largest population in the region, and to capture a larger percentage of new residents in the region.

	2020 Census	2025	2030	2035	2040	2045	2050
Stafford County	130,889	136,162	140,565	144,214	146,813	148,384	149,435
Barrington town	9,326	9,702	10,015	10,275	10,461	10,573	10,647
Dover city	32,741	34,076	35,190	36,114	36,772	37,170	37,436
Durham town	15,490	16,114	16,635	17,067	17,375	17,560	17,685
Farmington town	6,722	6,988	7,209	7,393	7,524	7,603	7,656
Lee town	4,520	4,697	4,844	4,967	5,054	5,107	5,142
Madbury town	1,918	1,995	2,060	2,113	2,151	2,174	2,190
Middleton town	1,823	1,891	1,948	1,995	2,029	2,049	2,063
Milton town	4,482	4,657	4,804	4,925	5,011	5,064	5,099
New Durham town	2,693	2,796	2,882	2,954	3,005	3,035	3,056
Rochester city	32,492	33,801	34,894	35,800	36,445	36,835	37,096
Rollinsford town	2,597	2,696	2,779	2,848	2,897	2,927	2,946
Somersworth city	11,855	12,348	12,760	13,102	13,345	13,492	13,590
Stafford town	4,230	4,400	4,543	4,661	4,745	4,795	4,829

CITY OF DOVER HOUSING CASE STUDIES

**Compiled by: David Bean, Tazsha Guitare, Sunny Harding, Julia Mistretta, Ben Perkins,
Samantha Simpson, Maeve Sogoloff, Ryan Tupa**

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COTTAGE COURTS

1. Heritage Village Cottage Court



Name of Development: Heritage Village Cottage Court

Type of development: Cottage courts

Location (city, state): Dover, New Hampshire

Mission: The mission as described by the developers is to supply the area with more affordable housing after they notice a “stagger need” (Lenahan, n.d.). To market these dwellings to people in need they have committed to pricing them at the local fair market rates determined by the U.S. Department of Housing and Urban.

Dwellings: size of each dwelling is 544 square feet (about twice the area of a parking space) But plans for 4-bedroom dwellings.

Price: These rates for the planned single bedroom homes are \$1,582 a month. Plans for 4-bedroom dwellings would likely be between \$2,557 and \$2,999 a month

[Dream of small, affordable homes becomes a reality with Dover cottages - NH Business Review \(nhbr.com\)](https://www.nhbr.com)

2. Rollins Court - Concord, NH



Mission: The developer chose this North State Street site like his previous residential projects starting with an easy, walkable location to Concord's great downtown. His focus of his pocket neighborhood design was to put in place the physical pieces that encourage the development of a strong community and the emergence of new rewarding and supportive friendships among neighbors."

Dwellings: 8 single family detached condominiums

Price: \$659,000 on 9/26/23 and \$626,200 on 11/01/22

<https://www.apartmenthomeliving.com/apartment-finder/Rollins-Court-Concord-NH-03301-20007186>

3. The Cottages of Durham, NH, 03824



Mission: “The Cottages of Durham is not your normal Durham student apartment; it is extra-large living for your extra-large college life at The University of New Hampshire. Our off-campus housing near UNH offers fully furnished cottages with private bedrooms and bathrooms, and amenities for health, fitness, and socialization.”

Dwellings:

- Cottages (Detached, 1-2 story structures)
- Available to the community, primarily occupied by UNH students

Price:

- Average for 2 Bedroom: \$,1539 per person
- Average for 3 Bedroom: \$1,300 per person
- Average for 4+ Bedroom: \$1,244 per person
- Average for 5 Bedroom: \$1,124 per person

[UNH Off Campus Housing | The Cottages of Durham \(americancampus.com\)](http://americancampus.com)

4. Keene Cottage Courts

Name of Development: Keene Cottage Courts (no real name yet)

Type of development: Cottage courts

Location (city, state): Keene, New Hampshire

Mission: It is a way of adding housing without creating a drastic change to the feel of the neighborhood,” Senior Planner Mari Brunner said Thursday, “rather than doing a large apartment building that feels out of place with the surrounding homes. The goal is to have it fit in cohesively and add to the value of the neighborhood. The average household size in Keene was about two people in 2021, this will give residents an attractive and affordable option to downsize while still maintaining community.

Dwellings: Two bedrooms and roughly 1200 sq ft – Options to rent and buy

Price: Pricing has not yet been publicized, but based on historic data from NH cottage courts, rents vary from \$800 to \$1,500 per month

[Keene looks to 'cottage courts' as option amid housing squeeze - NH Business Review \(nhbr.com\)](#)

SENIOR/ AGE-RESTRICTED LIVING

White Rock Senior Living



Name of Development: White Rock Senior Living

Type of development: Senior living ages 55 and older apartments or townhouses all independent living

Location: Bow/Concord, New Hampshire

Mission: White Rock Senior Living missions includes providing affordable housing for the senior community that has an environmental touch. This location offers nearby grocery stores, urgent services, and dining opportunities. The overarching goal of this community would be to have a walkable community with all needs readily accessible.

Dwellings: Here there would be a collective 156 apartments which have the option to be one or two bedrooms depending on the desired floor plans. Also, there are 40 independently owned cottages where they are still within range of the activities offered to the apartment dwellings.

Price of Recent Sales: There is a monthly rent that begins at \$1,089. This will increase depending on the desired floor plan.

White Rock Senior Living. (n.d.). Summit Senior Living. Retrieved March 26, 2024, from <https://www.summitseniorliving.net/rental-properties/white-rock-senior-living/>

MULTI-GENERATIONAL HOUSING

Multigenerational Housing allows families to house grandparents or other elderly members comfortably and safely. This style of housing includes both shared and private spaces for those living together. This style can provide financial benefits as they are more affordable than owning separate homes. Older adults living alone are provided with a new connection in the community and means for social interaction.



Image: <https://www.google.com/url?sa=i&url=https%3A%2F%2Fwww.aarp.org%2Fflivable-communities%2Fhousing%2Finfo-2019%2Fstudent-retirees-roommates.html&psig=AOvVaw2uzRnszn-SzamWZOq43mLZ&ust=1711561714254000&source=images&cd=vfe&opi=89978449&ved=0CBIQjRxqFwoTCKDqy8q-koUDFQAAAAAdAAAAABAE>

Housing Innovation Lab/Nesterly Intergenerational Home share Program

Mission: To bring seniors with extra space in their homes who are facing social isolation, declining income, and troubles with home maintenance with graduate students looking for affordable housing.

Location: Boston, Massachusetts

Dwellings: Type of dwelling is dependent on the home of the senior; the program matches students to older people with extra rooms in apartments, condominiums, and houses.

Pricing: The home share average rent during the program's pilot was \$700 a month.

<https://www.boston.gov/departments/new-urban-mechanics/housing-innovation-lab/intergenerational-homeshare-pilot>

CONSERVATION/CLUSTER HOUSING

Cluster housing is a type of residential development wherein residential properties are grouped to allow open space on the site to be used for recreation, agriculture, and/or conservation.



Image: <https://www.nhcohousing.com/uploads/9/7/8/8/97888776/editor/aerial-lge.jpeg?1504410191>

Nubanusit Neighborhood and Farm

Website: <https://www.nhcohousing.com/>

Mission: To provide a co-housing community to tackle social and environmental issues by building a supportive neighborhood community centered around green design and energy efficiency. It is an intergenerational community open to families and individuals of all ages, though there is a process to determine if a potential incoming resident would be a good fit for the neighborhood.

Location: Peterborough, NH

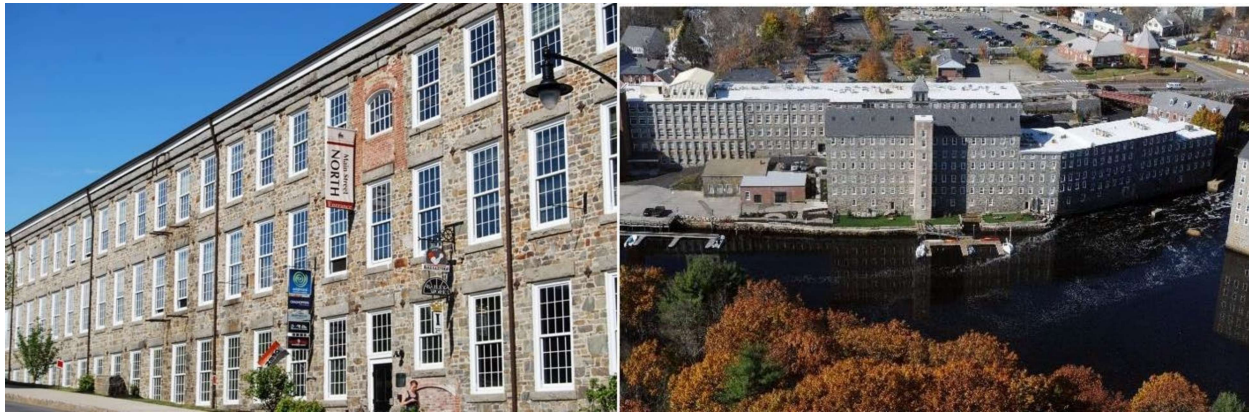
Dwellings: This neighborhood is made up of single-family homes and condominiums. Dues are paid for shared amenities, but general housing costs are not shared, and homes can be both rented and bought.

Recent sales: A four-bedroom house in this community sold for \$410,000 in 2019. The same house sold for \$332,500 in 2013. A two-bedroom condominium in this community will be sold for \$420,000 in 2024. A four-bedroom condominium will be sold for \$373,000 in 2021.

RSA 79-E

RSA 79-E is a state law that encourages investment in downtowns and village centers. It provides a tax incentive for the rehabilitation and active use of under-utilized older buildings and, in so doing, aims to promote strong local economies and smart, sustainable growth as an alternative to sprawl. [To be granted a tax relief a property must be in the community's downtown district, the rehabilitation costs at least 15% of the building's pre-rehab assessed value, or \$75,000, whichever is less, and the rehabilitation is consistent with the municipality's master plan or development regulations.

Newmarket mills 79 E Newmarket, New Hampshire



Mission:

Part of the 79-E requirements is to maintain the historic charm, and create a housing opportunity zone, which states that if no less than one-third of the housing units constructed shall be designated for households with an income of 80 percent or less of the area median income then the tax relief will be eligible for up to 10 years.

Dwellings:

studio/loft apartments, one-bedroom, and two-bedroom apartments. 112 apartments and over 50,000 square feet of commercial space.

Price of recent sales:

The studio apartments range from \$1095 to \$1495 a month. The one-bedroom apartments range from \$1295 to \$1995. The two-bedroom apartments range from \$1495 to \$2495 a month.

<https://chinburg.com/property/newmarket-mills/>

<https://www.apartments.com/newmarket-mills-apartments-newmarket-nh/xc0tkrn/>

AFFORDABLE HOUSING

1. The Rail Yard



Mission:

The Rail Yard project in Concord, NH, targets the shortage of affordable housing and putting unused land to use. It will offer affordable and market-rate units, with the first phase providing 96 affordable homes for low to moderate-income residents. Funding comes from various sources, including loans and tax credits. Overall, it is about providing affordable housing and creating community.

Dwellings:

199 units in four newly constructed three-story wood frame buildings

Price of recent sales:

Total development cost: \$26.8 million. Price per unit was not given but will have affordable housing units.

<https://dakotapartners.net/projects/the-rail-yard/>

2. Heroes Landing Affordable Housing



Located in Santa Ana California

Mission:

“Heroes Landing is a stable home with ongoing veteran-specific services so our veterans can live independently and thrive in Orange County. Located in Santa Ana, CA, Heroes Landing is Jamboree’s first property exclusively for veterans, providing both permanent housing and supportive services”.

Dwellings: Low-income apartments, services for formerly homeless OC veterans

Price of recent sales:

Residents pay for housing with Veterans Affairs Supportive Housing (VASH) vouchers. Costs covered by these vouchers can range from \$1,602 for a one-bedroom and \$2,017 for a two-bedroom unit. Residents pay a portion of the rent based on annually published HUD rents for income level and family size, paying an average of approximately \$283.00 a month.

Development cost:

Union Bank provided \$12.9 million in tax credit equity, a \$23 million construction loan, and a \$9.9 million permanent loan. Heroes Landing also received \$1.5 million from the Orange County Community Foundation, \$0.5 million from The Home Depot Foundation, and \$2.9 million from the OC Health Care Agency. This project’s goal is to help the more than 123,000 veterans living in Orange County, 12% of whom are homeless, 400 of whom are without shelter. The \$29.7 million project was also financed with tax credits, loans, and government funding and generous contributions from specific partners. Nine public and private entities funded this development, including the City of Santa Ana, the U.S. Department of Veterans Affairs, and the U.S. Department of Housing and Urban Development.

Website: <https://www.jamboreehousing.com/blogs/affordable-housing-resident/heroes-landing-santa-ana>

3. Manchester Affordable Housing Units

**Mission:**

To provide housing for lower income residents in the Manchester, New Hampshire area, and veterans in the Manchester area.

Dwellings:

All units are apartments and there are going to be 142 apartments.

Price of recent sale:

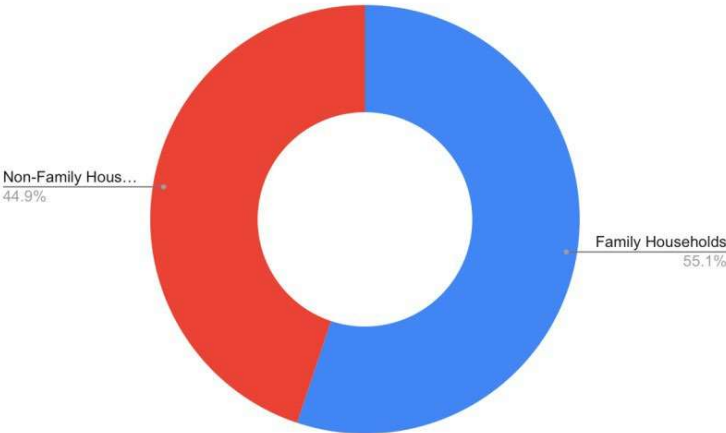
The rent costs for these units are to be based on the median income of the people living in each unit. According to the NHPR website and representatives of Lincoln Avenue Capitol, the rent on these units ranges from \$1,100 to \$1,900 per month.

<https://www.wmur.com/article/affordable-housing-complex-manchester-112923/45990768>

DEMOGRPAHIC AND ECONOMIC TRENDS

UPDATE DOVER MASTER PLAN 2024

Non-Family Households Compared to Family Households in Dover NH



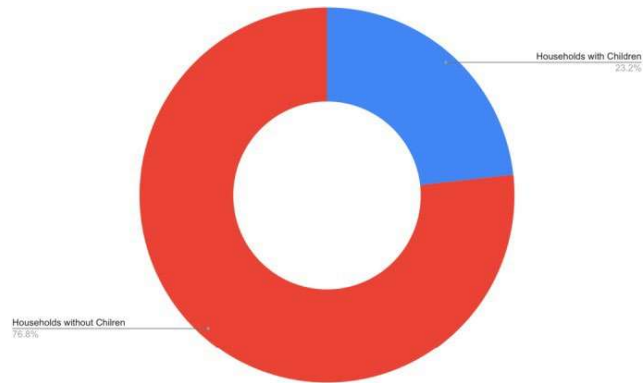
There are a total of 14,707 households in Dover, each made up of around 2 members. Family establishments represent 55.11% of these Dover households, while non-family units account for the remaining 44.89%. Additionally, 23.24% of households have children and 76.76% of households are without children.

Source: US Census Bureau

Households with or without Children in Dover NH

		Y-o-Y Change
Total Households	14,707	6.10%
Average People Per Household	2	-3.10%
Family Households	8,105	3.20%
Non-Family Households	6,602	9.90%

Source: US Census Bureau



Source: US Census Bureau

		Y-o-Y Change
Households with Children	3,418	0.70%
Households without Children	11,289	7.80%

Source: US Census Bureau

Dover Household Income

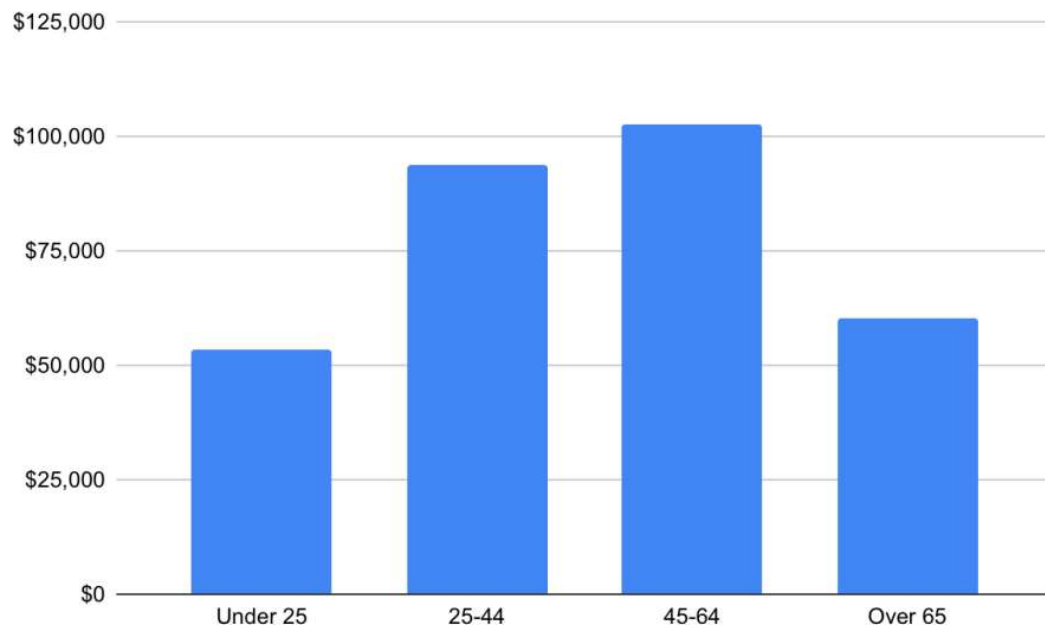
		Y-o-Y Change
Average Household Income	\$104,732	7.30%
Median Household Income	\$82,387	10.10%
People below Poverty Level	2,481	-2.80%
People above Poverty Level	28,590	2.70%

Source: US Census Bureau

Average Income of Age (Dover, NH)

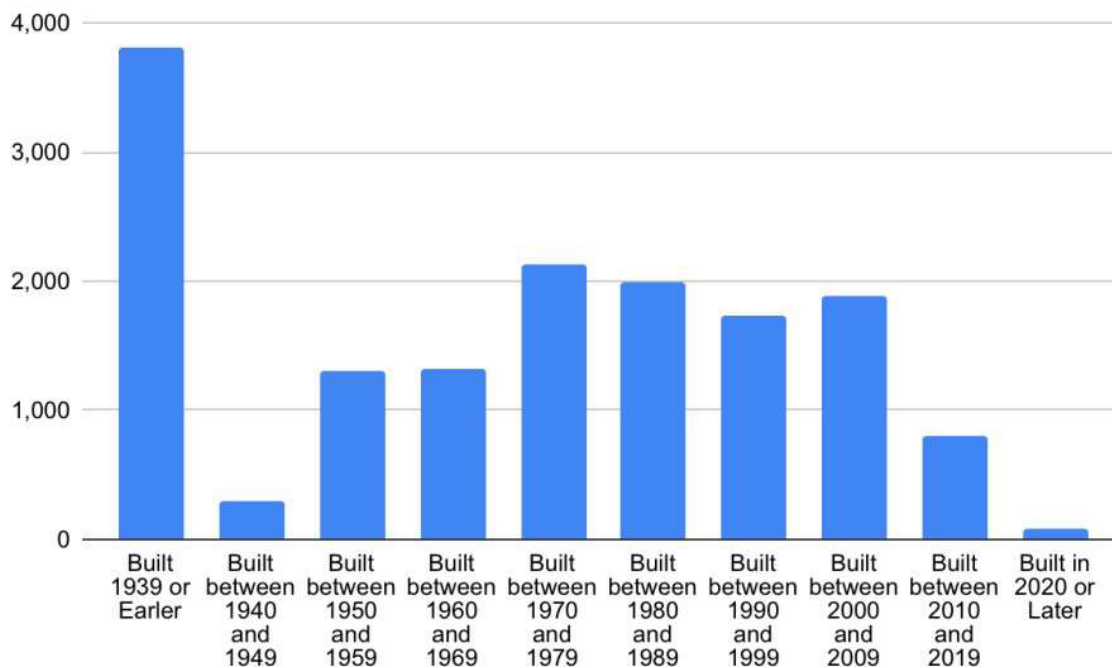
Under 25	\$53,540
25-44	\$93,616
45-64	\$102,823
Over 65	\$60,250

Source: US Census Bureau



Source: US Census Bureau

Household Construction Date in Dover NH



Source: US Census Bureau

		Y-o-Y Change
Housing Units	15,353	5.80%
Median Year Built	1974	0.10%
Built 1939 or Earlier	3,806	4.90%
Built between 1940 and 1949	298	-33.30%
Built between 1950 and 1959	1,310	6.40%
Built between 1960 and 1969	1,319	-8.00%
Built between 1970 and 1979	2,130	8.10%
Built between 1980 and 1989	1,990	-1.80%
Built between 1990 and 1999	1,734	21.70%
Built between 2000 and 2009	1,885	8.20%
Built between 2010 and 2019	803	N/A
Built in 2020 or Later	78	N/A

Source: (www.nhhfa.org)

New housing construction in Dover has continued to decrease dramatically over time. There are 15,353 housing units in Dover, and the median year in which these properties were built was 1974. Of the 14,707 occupied housing units in Dover, 51.74% are owner-occupied, while 48.26% have renters living in them. As mentioned in the 2015 Dover Master Plan per the New Hampshire Housing and finance Authority, Dovers's housing stock is still quite old. Prior data suggested that around 46% of housing stock was built prior to 1960. This statistic has decreased to around 35%. As with older communities, many of the housing units may be nearing the end of their functional lives and will begin to be replaced or redeveloped. This will provide more opportunities for new residents to enter the Strafford County area as real estate is increasingly challenging to own. However, the redevelopment of preexisting housing in Dover does not solve the issue of lack of new housing. As of now, housing units built after the year 2000 account for only 14% of total units in the city. This makes it challenging for young couples to find new opportunities such as starting families and getting higher paying jobs. Meanwhile, properties bought with mortgages account for 67.94% of the units, and the median value of a home with a mortgage is \$327,200. In general, housing costs reach \$1,482 per month in Dover.

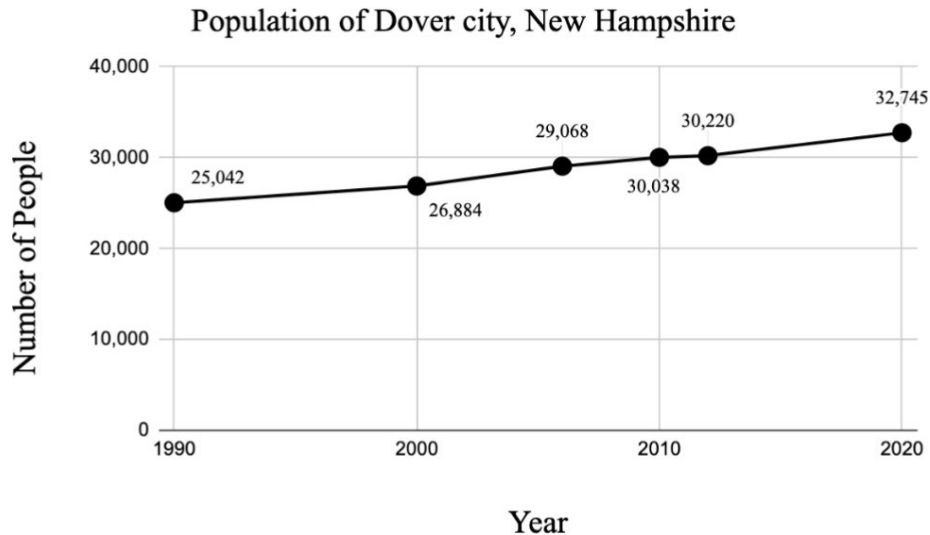
Updated Dover City, NH Population 2010-2020

Population of Dover City, NH:

2020	32,745
2012	30,220
2010	20,038
2006	29,068
2000	26,884
1990	25,042

Source: US Census Bureau

Graph showing Dover City, NH Population Growth



Source: US Census Bureau

Demographics and Economic Trends:

From a demographic and economic perspective, Dover is central to the Portsmouth-Dover-Somersworth-Rochester corridor and is the larger Seacoast region of New Hampshire. Due to Dover's social and economic realities will impact the development patterns in the. The data and trends below have been used to inform the future land use plan. 3 Dover's Upper Square features a mix of uses, including residential units, which drive the city's economy.

Population:

Based on estimates provided by the US Census, Dover had a 2020, population of 32,745 (about twice the seating capacity of Madison Square Garden), representing an increase of 2,525 (9.8 percent) since 2012. This is lower than the 12 percent growth rate that Dover experienced between 2000 and 2010. Dover became the State's fifth most populated community in 2020 and the most populated in Strafford County.

Table 2 documents the change in population for the communities within the geographic region studied for this plan. Dover's population grew by 2,525, or 9.8 percent, between 2010 and 2020, significantly faster than Portsmouth (3.41 percent) and Rochester (9.21%). In 2020 Dover's population exceeded that of Rochester, making it the largest community in the region; accounting for 22 percent of the region's population. The three cities combined account for over 60 percent of the population in the 11 community regions (See Image 1), which totaled 87,188 in 2020. Population growth is anticipated to continue in Dover and other communities of equivalent size in the region. Some of the smaller communities in the region are expected to remain at existing population levels or increase slightly over the coming decades.

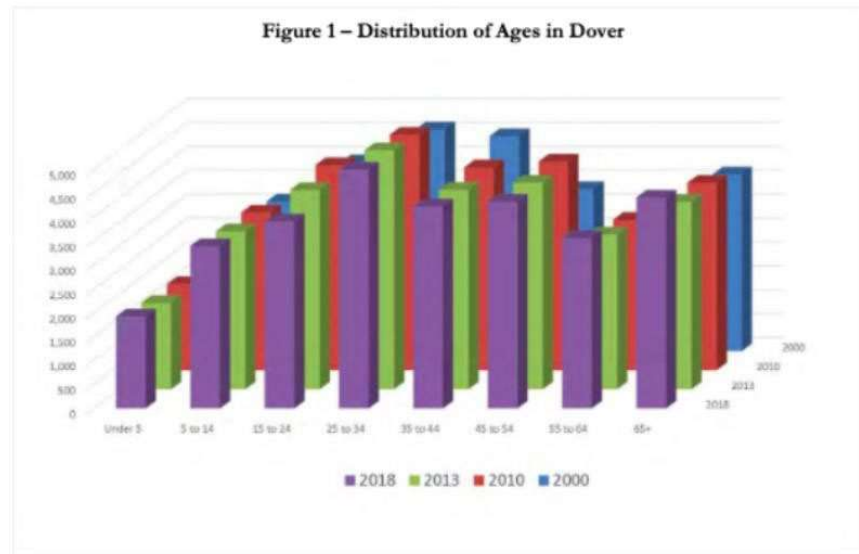
Dover grew by 2,525 people between 2010 and 2020 making it the fastest growing community in the region during that time.

	Population		Change 2000 - 2010		Change 2010 - 2020		
	2000	2010	Number	Percent	2020	Number	Percent
Dover	26,884	29,987	3103	11.5%	32741	2,754	9.18%
Barrington	7,475	8,576	1101	14.7%	9326	750	8.75%
Durham	12,664	14,638	1974	15.6%	15490	852	5.82%
Eliot, ME	5954	6,204	250	4.2%	6717	513	8.27%
Madbury	1,509	1,771	262	17.4%	1918	147	8.30%
Newington	775	753	-22	-2.8%	812	59	7.84%
Portsmouth	20,784	21,233	449	2.2%	21956	723	3.41%
Rochester	28,641	29,752	1111	3.9%	32492	2,740	9.21%
Rollinsford	2,648	2,527	-121	-4.6%	2602	75	2.97%
Somersworth	11,477	11,766	289	2.5%	11855	89	0.76%
South Berwick, ME	6,671	7,220	549	8.2%	7467	247	3.42%
Geographic Region Total	125,482	134,427	8945	7.1%	143376	8,949	6.66%
Strafford County	112,233	123,143	10910	9.7%	130889	7,746	6.29%
New Hampshire	1,235,550	1,316,256	80706	6.5%	1,377,529	61,273	4.66%

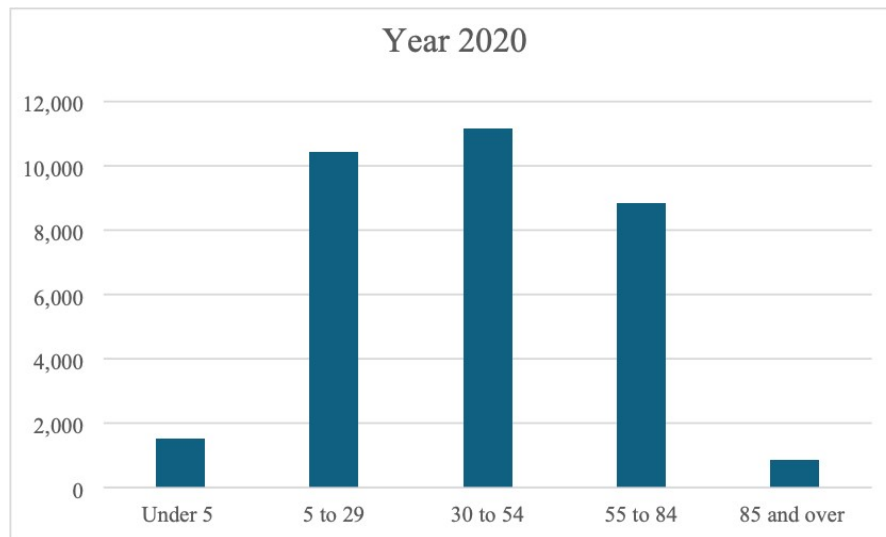
Source: United States Census Bureau

After the 2010 Census, the New Hampshire Office of Energy and Planning (NHOEP) projected that by 2020, Dover's population would be 32,745. In 2020 the city's population was recorded at 32,741. Table 3 shows the projected population growth trends and projections for the Region. Based on these projections Dover is expected to continue to have a large population in the region and to capture a larger percentage of new residents.

Age and Gender:



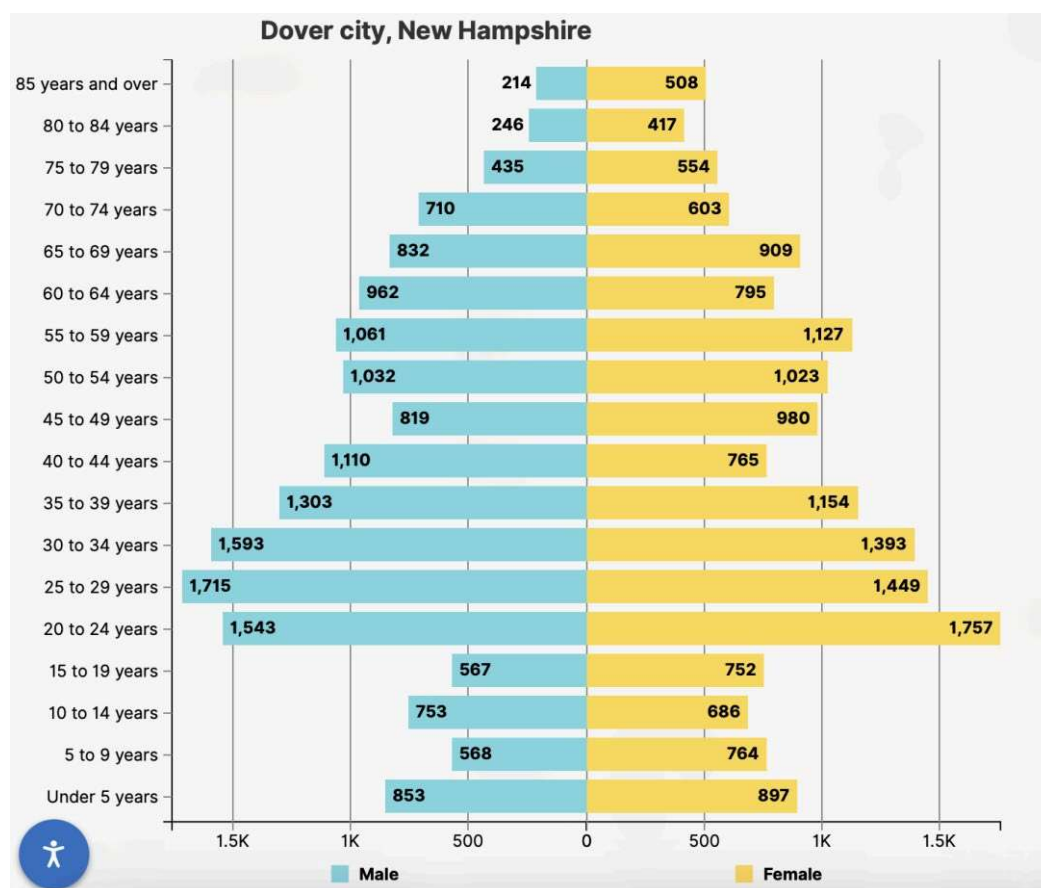
Source: United States Census Bureau



Source: United States Census Bureau

The median age of Dover residents in 2023 was 36.2. In 2023, the median age of a New Hampshire resident was 42.4. In 2020 the most prominent age group in Dover is 30-54 years based on the projections by the US Census Bureau. Dover, like the rest of the region, state and country is aging as the baby boomer generation pushes through. Between 2000 and 2010 the number of people aged 45-64 increased by 2,044 or 37.4 percent, while those 18 to 44 years of age grew by 359, or 3 percent. The number of young people grew more slowly than the average, with those under 18 increasing by 474 persons or 8.5 percent, and those 18 to 24 increasing by 319 or 10.6 percent. The 25- to 44-year-old cohort grew by only 40 people, or less than one percent. This data supports the demand for smaller more easily maintained homes that are nearby to services and cultural amenities, i.e. close to downtown, as this middle-age “bulge” ages. Due to Dover’s diverse economic profile (income and wealth), this suggests the need for a diversity of housing choices for these transitioning households. While market economics require higher rents and prices (for new development to be economically viable) the demand for lower cost housing will also continue to grow, and Dover’s land use regulations need to continue to acknowledge this fact. Dover’s aging population is seeking a range of housing opportunities, and the community should consider the tools available to create the diverse types of housing desired.

Population Pyramid (2022)



Source: United States Census Bureau

Dover city, New Hampshire - Census Bureau Profile

Households:

The number of households continues to increase in Dover, following the overall population increase. In the County, households have increased faster than the population from 2010 to 2020, and that trend is predicted to continue. This is the result of smaller household sizes, which is a trend documented in the census data. This will continue to create a demand for more housing units as the population grows and residents continue to live in smaller numbers per household. In Dover, most households are one- or two-person. This is consistent with national census trends. Household size and the types of housing in a community are linked. If a community has more multi-family units, which typically have less bedrooms and space than single-family units, this can lead to a higher demand for units. The number of households, defined as the occupants of a housing unit, whether related or not, (as opposed to housing units, a place of residence) grew to 14,606. In 2010, the average household in Dover contained 2.19, while the average household size in 2022 increased to 2.72. The household count in 2013 was 12,901 and the household in 2022 was 14,606, an increase of 13.2%. Knowing that more housing units will be needed in the future, Dover must consider where these units are to be located, and what types of units should be encouraged. This is articulated in the recommendations and future land use map found in Section 2 of this chapter.

Employment and Income:

Employment in Dover as of 2022 was 69.5%. This includes 24.7% of jobs in education, health care, and social assistance, by far the largest job sector in the area. Additionally, 14.1% of workers are local, state, or federal government officials. Health care, social assistance, and hospitality sectors increase during this same time, which offset losses in other sectors including construction, agriculture, and transportation. Dover became much more “white collar” during the past decade and will continue to do so. However, it is important to point out that many highly skilled and well-paying jobs today that are not classified as manufacturing, really are if one considers data as a raw material. Research and development (R&D) and advanced manufacturing firms are likely to have much of their workforce classified as administrative yet are exactly the types of firms that are growing nationally and regionally, and which Dover can continue to attract.

HOUSING

Cost of Housing:

Condo (2020)				
Beds	Average Sq. ft	Average Price	Median Price	Average DOM
1	518.33	\$124,542.00	\$115,000.00	7.58
2	1174.177	\$229,184.00	\$219,000.00	18.98
3	1833	\$355,056.00	\$331,950.00	50.9
4	2086	\$324,480.00	\$340,000.00	

Mobile Home (2020)				
Beds	Average Sq. ft	Average Price	Median Price	Days on Market
1	538	\$36,500.00	\$36,500.00	11
2	768.85	\$56,614.00	\$46,000.00	93.28
3	1376	\$171,680.00	\$158,000.00	25.4

Single Family (2020)				
Beds	Average Sq. ft	Average Price	Median Price	Days on Market
1	594	\$185,000.00	\$185,000.00	594
2	1381	\$329,518.00	\$341,000.00	47.28
3	1638	\$378,527.00	\$350,000.00	35.88
4	2281	\$473,780.00	\$441,750.00	47.14
5	3292	\$763,864.00	\$532,500.00	100.33
6	3904	\$585,000.00	\$585,000.00	9

As reported by the NH Housing Finance Authority (www.nhhfa.org)

Median Costs and Rates:

Table 5- Median Sales Price for Homes in Dover

	All	Existing	New	Single-Family Detached	Condominiums
2023 (Jan-Sept)	425,000	418,000	N/A(Under 20)	479,000	322,500
2020	365,306	365,306	N/A(Under 20)	394,299	256,294
2017	330,167	320,311	NA(Under 20)	349,386	237,153
2014	310,788	295,440	N/A(Under 20)	321,360	N/A
2011	294,791	283,244	N/A(Under 20)	312,451	205,131
2000	283,396	247,949	444,770	311,930	177,056
1992	194,350	192,586	225,298	205,584	N/A

Median Sales Price: The information above shows the median sales prices for housing in Dover, NH; as reported by the NH Housing Finance Authority (www.nhhfa.org) and then corrected using the US Department of Labor's Inflation Calculator.

Table 6- Median Rental Costs in Dover

	All	Studio	1-Bedroom	2-Bedroom	3-Bedroom
2023	\$1,981	NA	\$1,489	\$2,230	\$2,145
2020	\$1,720	NA	\$1,500	\$1,873	\$1,959
2017	\$1,451	NA	\$1,200	\$1,610	\$1,985
2014	\$1,263	NA	\$1,156	\$1,321	\$1,894
2011	\$1,316	NA	\$1,159	\$1,366	\$1,927

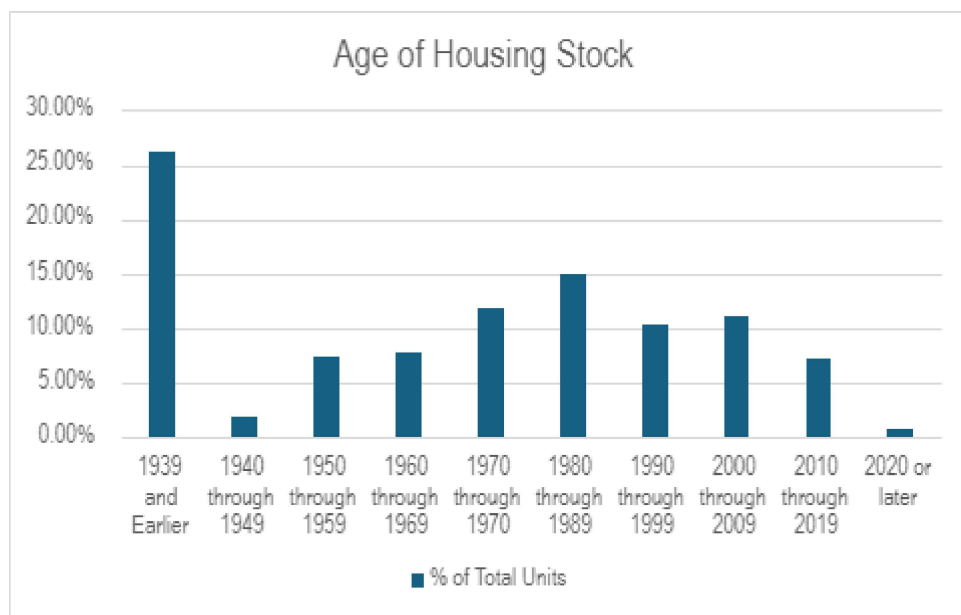
Median Rents: The information above displays 2023 median rents, as reported by the NH Housing Finance Authority (www.nhhfa.org), and compared to inflation adjusted rent data using the US Department of Labor's Inflation Calculator.

Table 7- Rental Vacancy Rates

	Dover	Strafford County
2023	0.8%	0.9%
2020	1.9%	2.1%
2017	0.8%	1.7%
2014	2.6%	2.2%
2011	3.4%	3.3%

Rental Housing Vacancy Rate: The information above gives the rental vacancy rates for Dover, as reported by the NH Housing Finance Authority (www.nhhfa.org), and compared to the county.

Figure 5 – Age of Housing Stock Before:



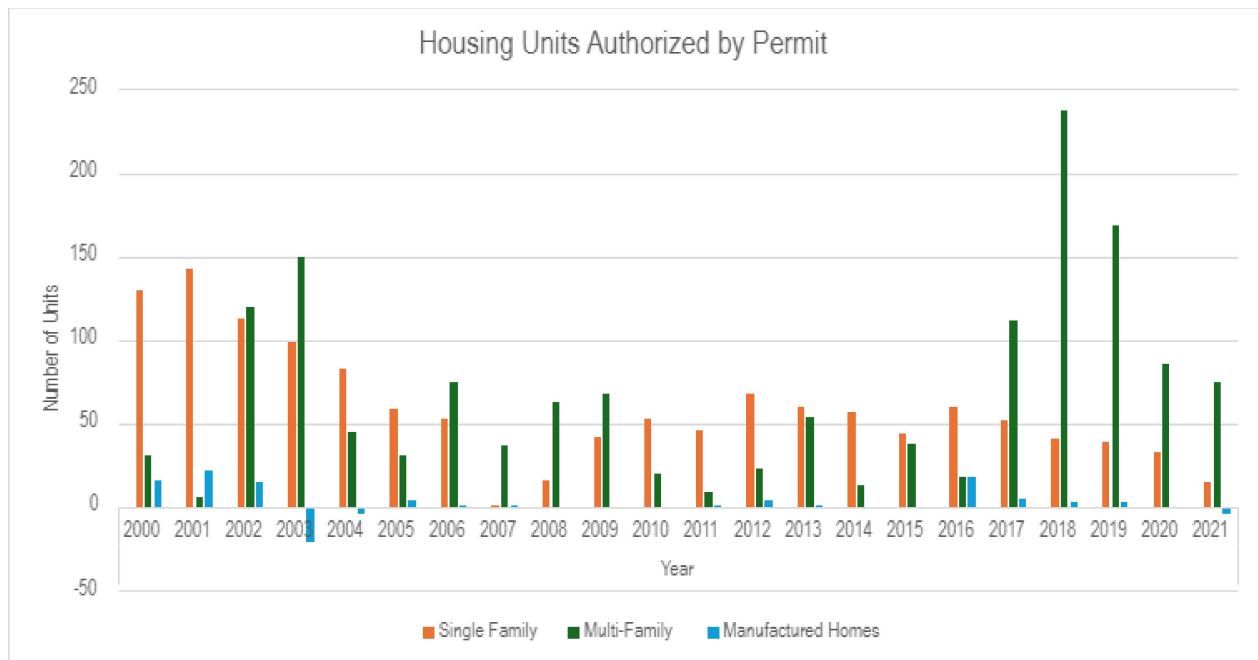
As reported by the NH Housing Finance Authority (www.nhhfa.org)

According to the New Hampshire Housing Finance Authority, Dover's housing stock is quite old, with 36 percent built prior to 1960, and 26 percent, or over 4,000 units, built prior to 1940. Comparatively, in Strafford County, 35 percent of housing predates 1960, and 23 percent predates 1940. Figure 5 documents the comparative ages of the housing in the County and Dover.

As with many older communities, many of the housing units may be nearing the end of their functional lives and will begin to be replaced or redeveloped. This will continue to provide opportunities for the creation of additional housing units as larger homes are split into multiple units. This trend began in the 1980s in many in-town locations such as the Silver Street area and has been evident as older single-family homes on large lots are razed and replaced with multiple smaller and possibly more affordable units (in-fill development). This need is reinforced by the declining household size.

Since 2010 we have seen about 1,230 new homes, which make up about 8% of Dover's total housing.

Figure 6 – New Dwelling Units by Type (2013-2022)



As reported by the NH Housing Finance Authority (www.nhhfa.org)

In 2012, Dover represented about 25 percent of the County’s housing base. The following table demonstrates the types of housing units built in the City of Dover over the past 20 years. There has been a reduction in new home construction since it peaked in 2002/03. The average number of units constructed within the past 10 years is 131 a year; however, this is significantly more than the 2010/11 numbers. In addition to the leveling of the number of units constructed over the past five years, there has been a shift back towards single family units in 2010 and 2011. This may have changed again since 2011 as more mill space in downtown Dover has been converted to apartments.

As of 2012 there were 51,885 housing units in Strafford County. Sixty percent of these units (31,210) are single family units. Multi-family units account for another 30 percent (15,767) of the units, and mobile homes account for the remaining 10 percent or 4,908 units.

As of 2021, in Dover there were 2,852 housing units, of which 1307 were single family units. Furthermore, Dover had 65 mobile home units. Both unit types represent a smaller percentage of units than the County. Furthermore, Dover had 1,480 multi-family units. This affords residents a greater diversity of housing options. Dover has a smaller percentage of single-family units and mobile homes than the County, and a higher

percentage of multi- family units. This variety gives the city a greater diversity of housing.