

The NH Seacoast faces unaffordable single family homes, low apartment vacancy rates, and a severe rental apartment shortage. Despite this, the region boasts low unemployment and high paying job opportunities.

We believe the combination of high demand and low supply factors will lead to rent growth and low vacancy. This positions us extremely well as apartment building owners.

Population Demographics:

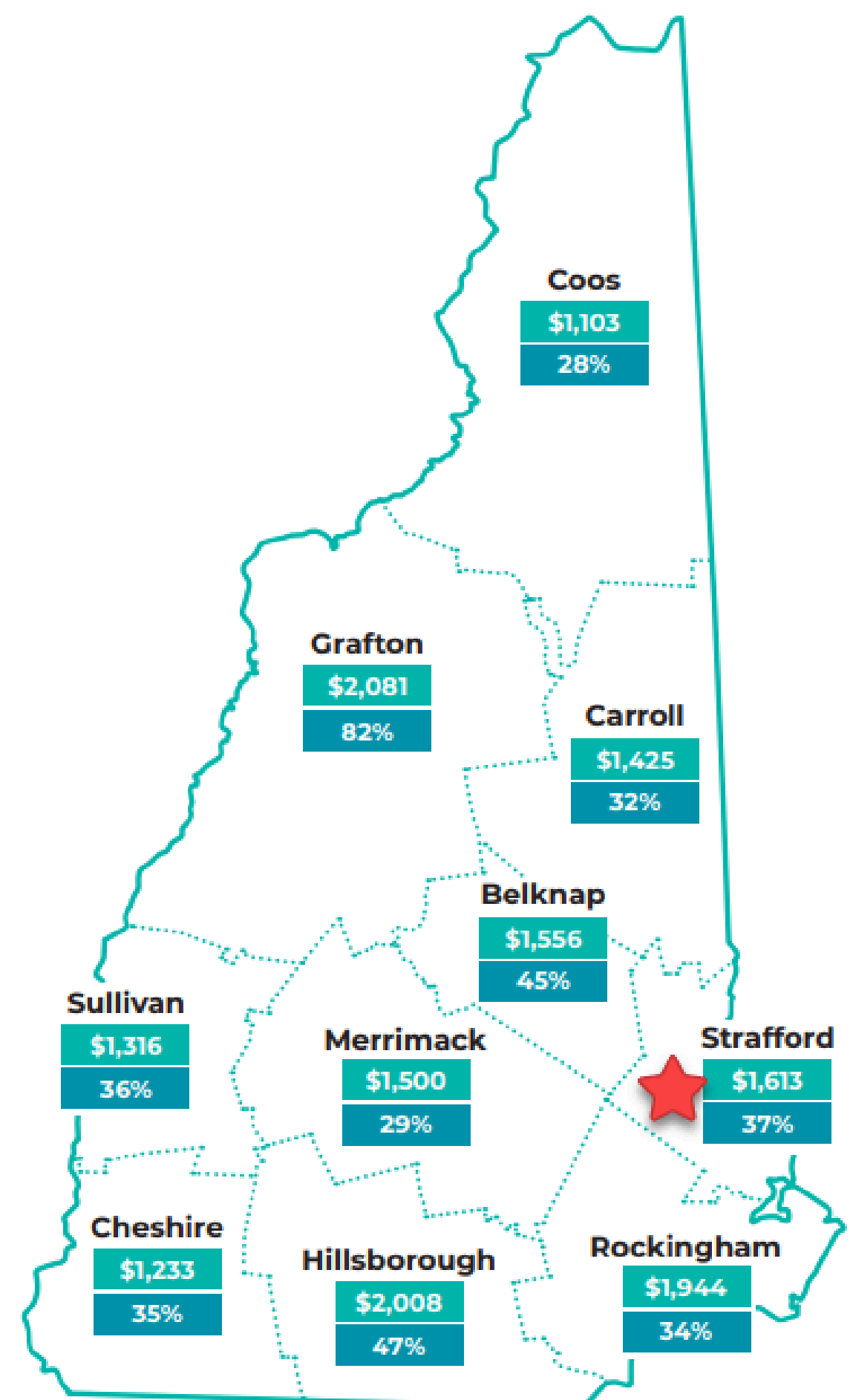
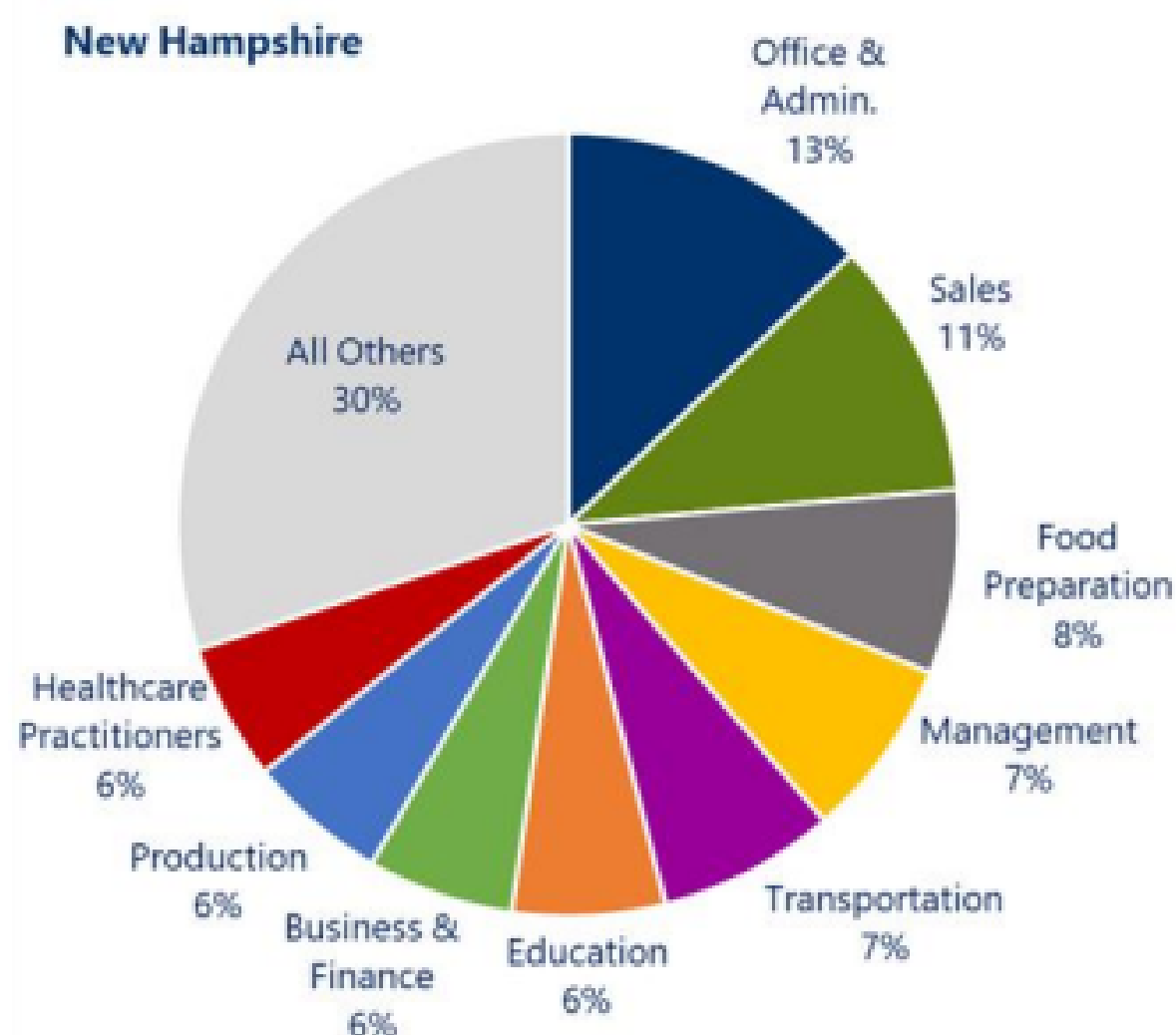
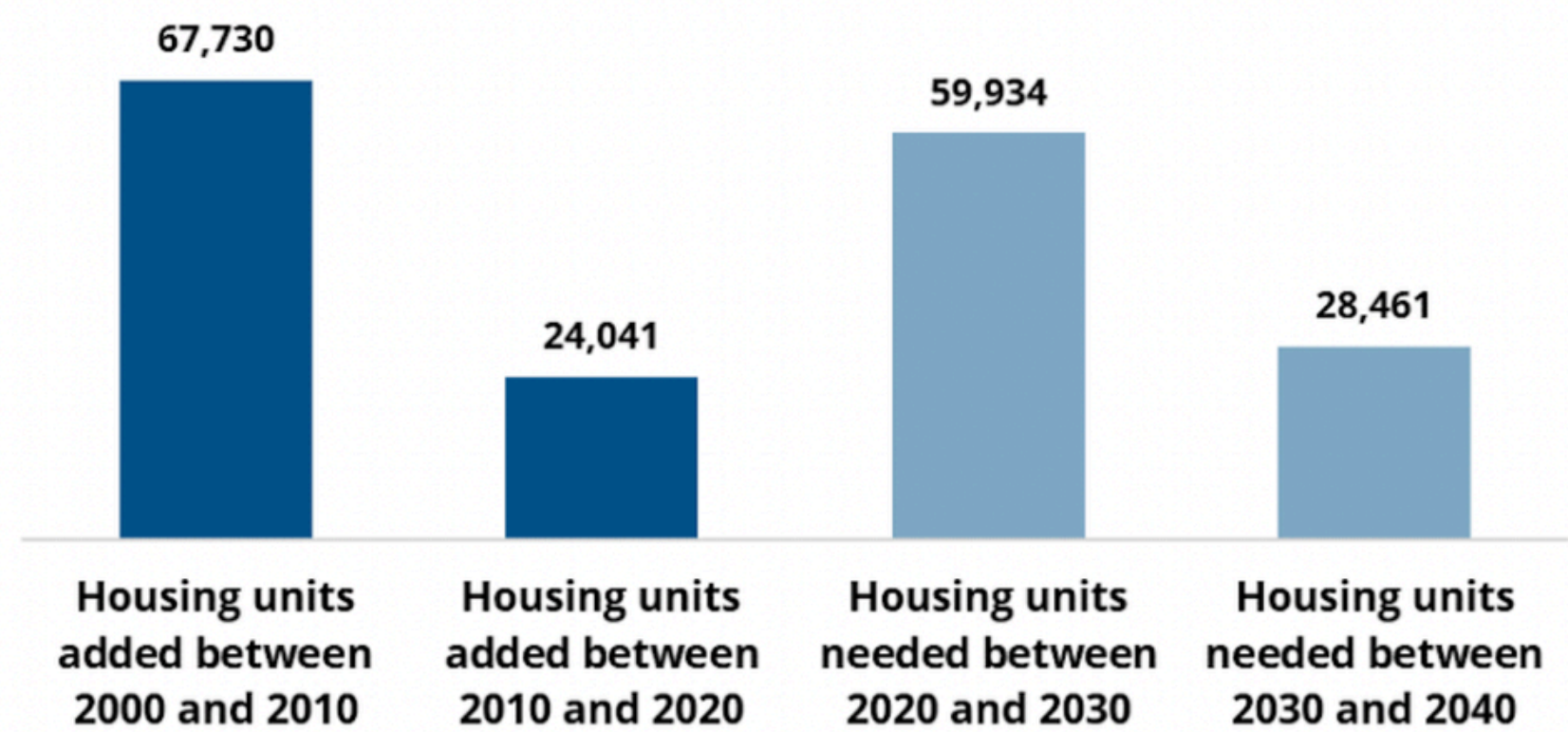
New Hampshire has experienced significant population growth, with the state needing 60,000 more housing units by 2030 and 90,000 by 2040.

Barrington Income Levels: \$103,258 (\$89,992 statewide)

NH Population growth: 6.77% since 2010 (Leads Northeast)

NH Unemployment: 2.5% (4.3% nat'l avg).

Trends in Historical Growth v. Projected Need, New Hampshire



Labor Gap: 191K projected new jobs through 2032 that won't be filled by organic growth.

Diverse Employment Base: no one sector representing more than 13% of labor force.

VACANCY RATES FOR ALL UNITS

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

Strafford County Vacancy Rates: **0.9%**, (5% considered normal)
Average Rent, Strafford County: **\$1613**

Barrington & Lee both border Rockingham County, which has a even lower vacancy rate & higher median rent.

Source: [NHH-2023-Res-Rental-Survey-Report](#)

NH Median Home Prices: [\\$535K \(July 2024\)](#)

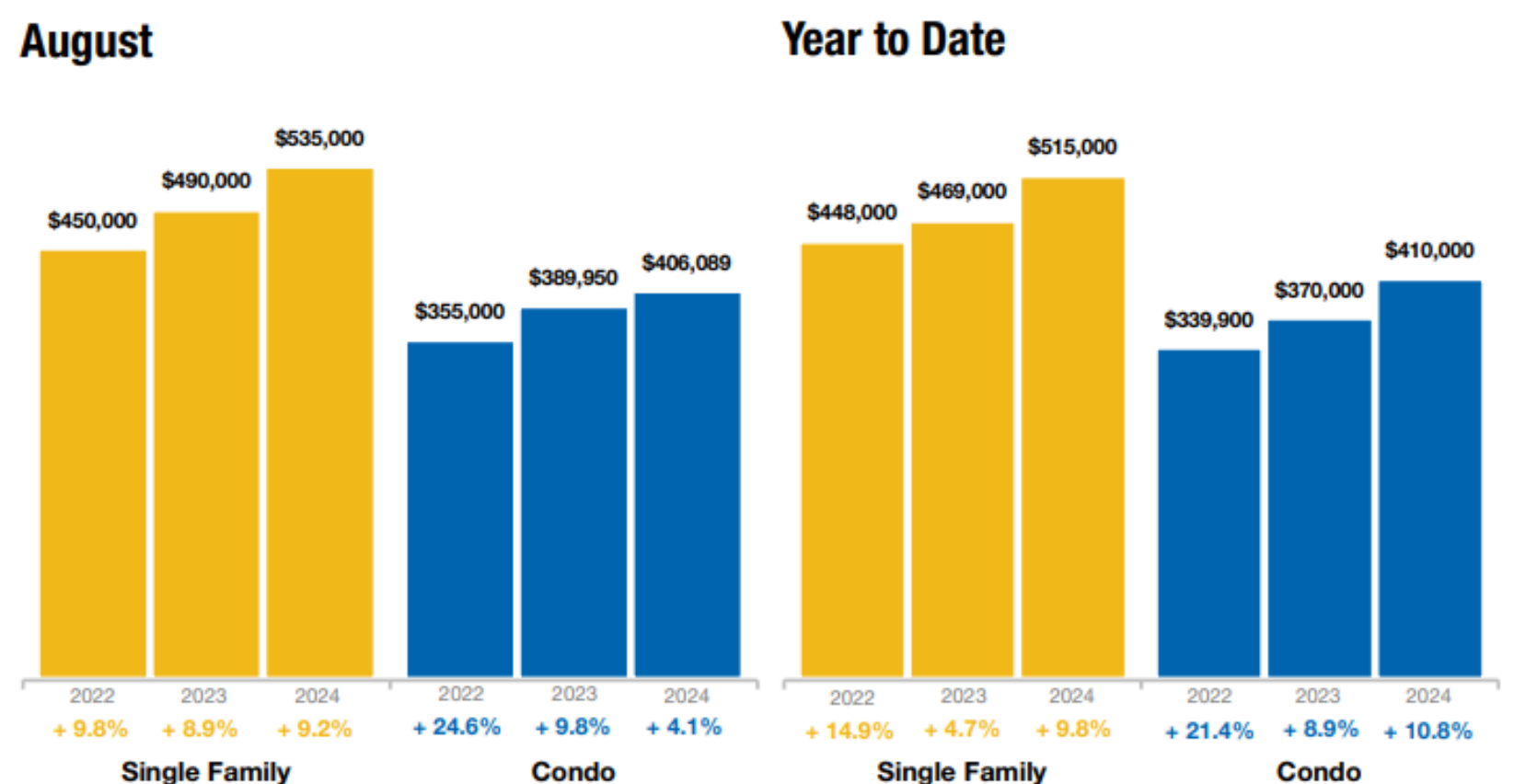
The Seacoast region's median price for a single-family home was [\\$795,000](#) as of July 2024, which is the highest in the state. (Our properties are 20-30 minutes from the coast)

The average time for new listings to go under contract is [26 days](#). As of August 2024, there are only [2.4 months of supply](#) on the market. All while the [affordability index](#) dropped to 58 in August 2024 for single-family homes.

Renting is the smart option for many in NH, due to the lack of available home supply and unaffordable prices.

NH Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



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[Schedule on Calendar- click here](#)