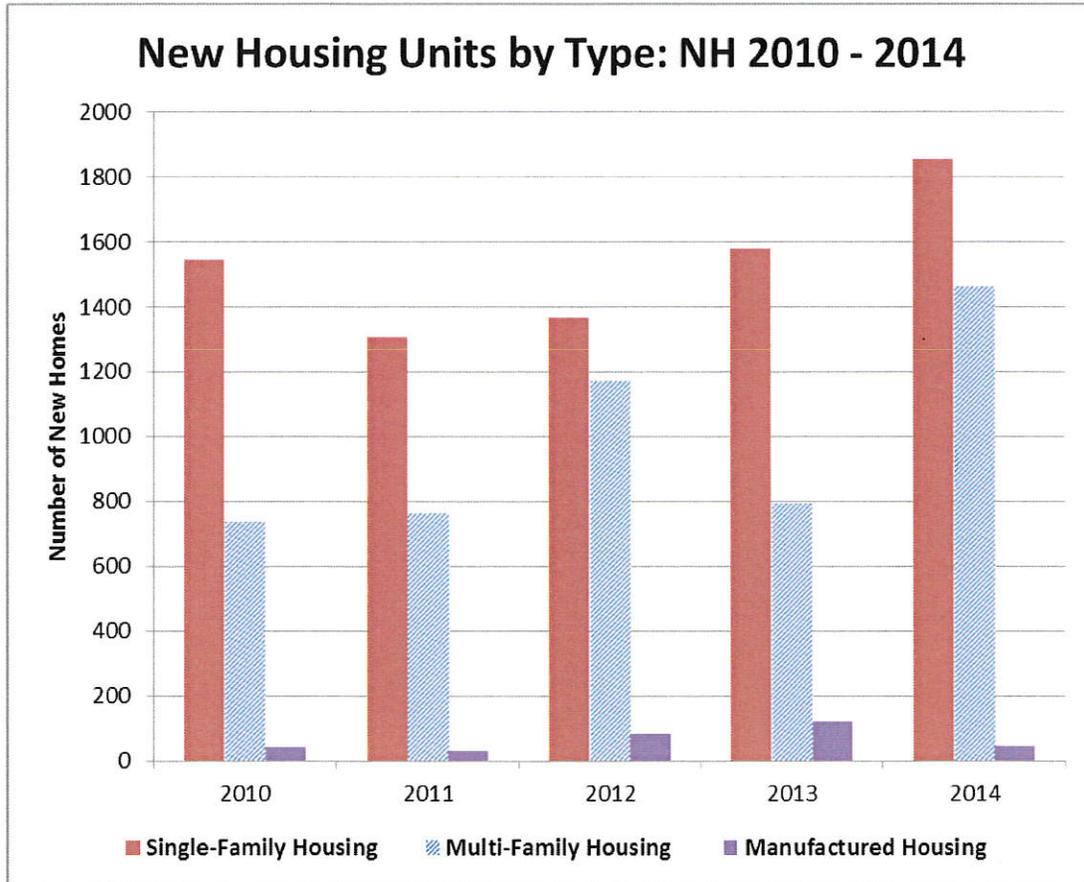


# New Hampshire's Housing Supply: Current Estimates and Trends

December 2015



STATE OF NEW HAMPSHIRE  
OFFICE OF ENERGY AND PLANNING  
State Data Center

107 Pleasant Street, Concord, New Hampshire 03301  
[www.nh.gov/oep](http://www.nh.gov/oep)

*Selected pages*

# New Hampshire's Housing Supply: Current Estimates and Trends

## 2014 Permits Show Increase in Multi-family Housing

New Hampshire's communities issued more housing building permits in 2014 than in any year so far in this decade. Both single-family and multi-family permits reached numeric highs for the decade, with multi-family permits rising at a higher rate.

The data suggest that housing developers and communities are responding to market demand for more multi-family rental units, a need cited in the New Hampshire Housing Finance Authority's 2014 report, *Housing Needs in New Hampshire*.<sup>1</sup> The graph on the cover of this report shows this progression over the last five years.

Growth by county largely followed existing patterns of development around the state. The highest number of single-family permits was in Rockingham County (635), followed by Hillsborough (385), Merrimack (176), Carroll (162), and Strafford County (152). The highest number of multi-family units permitted were in Hillsborough County (477), followed by Rockingham (397), Strafford (200), Grafton (139), and Merrimack County (116).

In four counties (Cheshire, Grafton, Hillsborough, and Strafford), municipalities issued permits for more multi-family housing units overall than for single-family. These numbers are illustrated in Map 1 on the following page. (Note that these data cannot distinguish between multi-family rental units and multi-family condominiums or row houses.)

At the community level, 17 cities and towns across New Hampshire issued permits that added more than 10 percent to their multi-family housing stock. Some of these were small towns with relatively small numbers of new units (at the top of the list was Warren, which added 7 units to the 10 it had in place in 2010 for a 70 percent increase), but others made large gains in absolute terms as well. Durham added 441 units (a gain of 33.5 percent) and Bedford added 310 units (a gain of 23.6 percent).

Several towns also saw net reductions in their permitted multi-family housing stock. Most of those dropped by only one or two units, but Berlin lost 202 multi-family units, a reduction of 9.2 percent since 2010.

Map 2 highlights those communities that added the most multi-family housing as a percentage of their 2010 total housing stock. These gainers are distributed across the state, not merely in the southern tier.

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<sup>1</sup> The New Hampshire Center for Public Policy Studies produced *Housing Needs in New Hampshire*, a three-volume report, for the NH Housing Finance Authority. Published in March 2014, the report is available at [http://www.nhpolicy.org/UploadedFiles/Reports/HousingPreference040914\\_.pdf](http://www.nhpolicy.org/UploadedFiles/Reports/HousingPreference040914_.pdf)

# Map 1: Building Permits Issued in New Hampshire 2014



## Distribution of New Housing Units Permitted per County



179 - Net increase in units



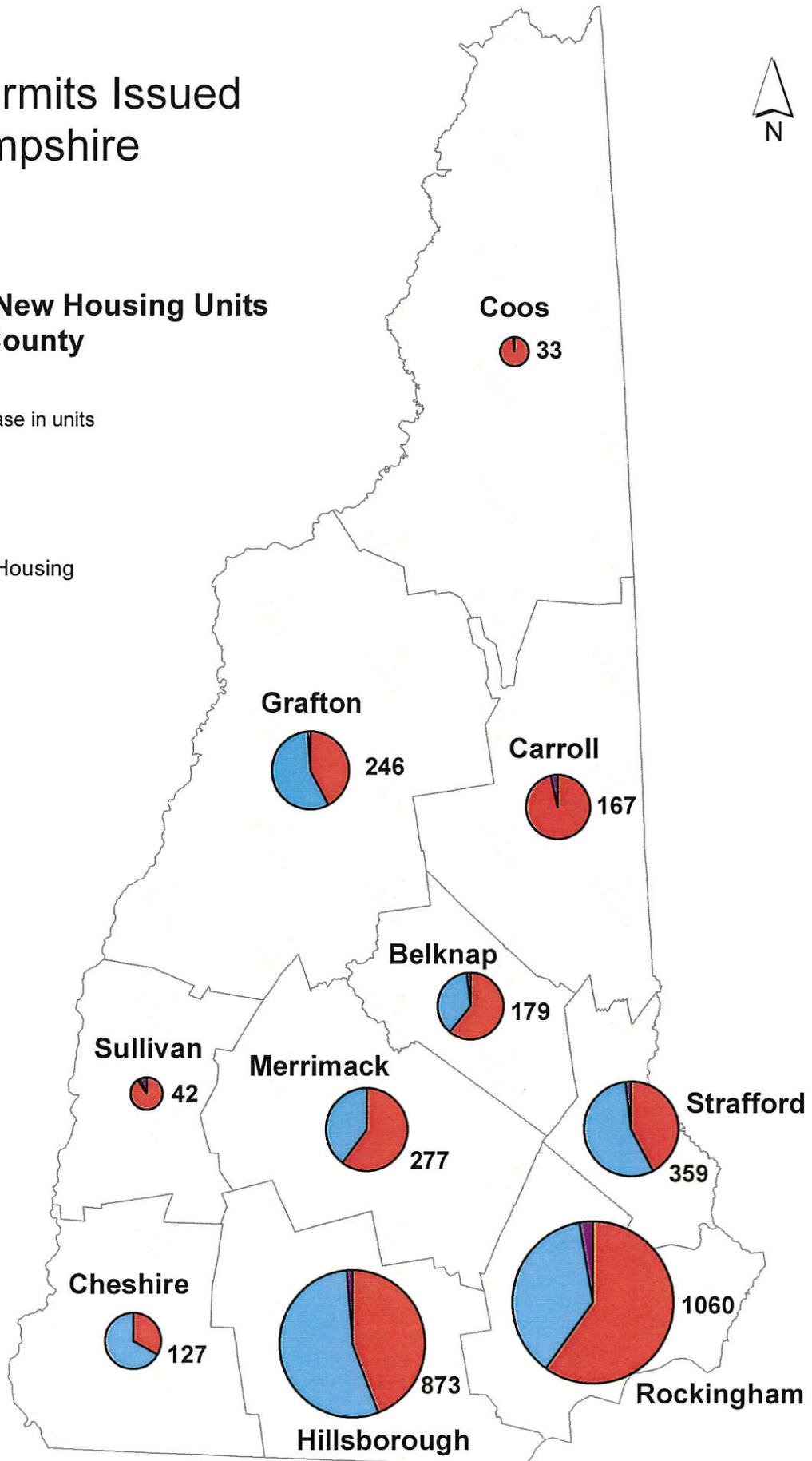
Single Family



Multi Family

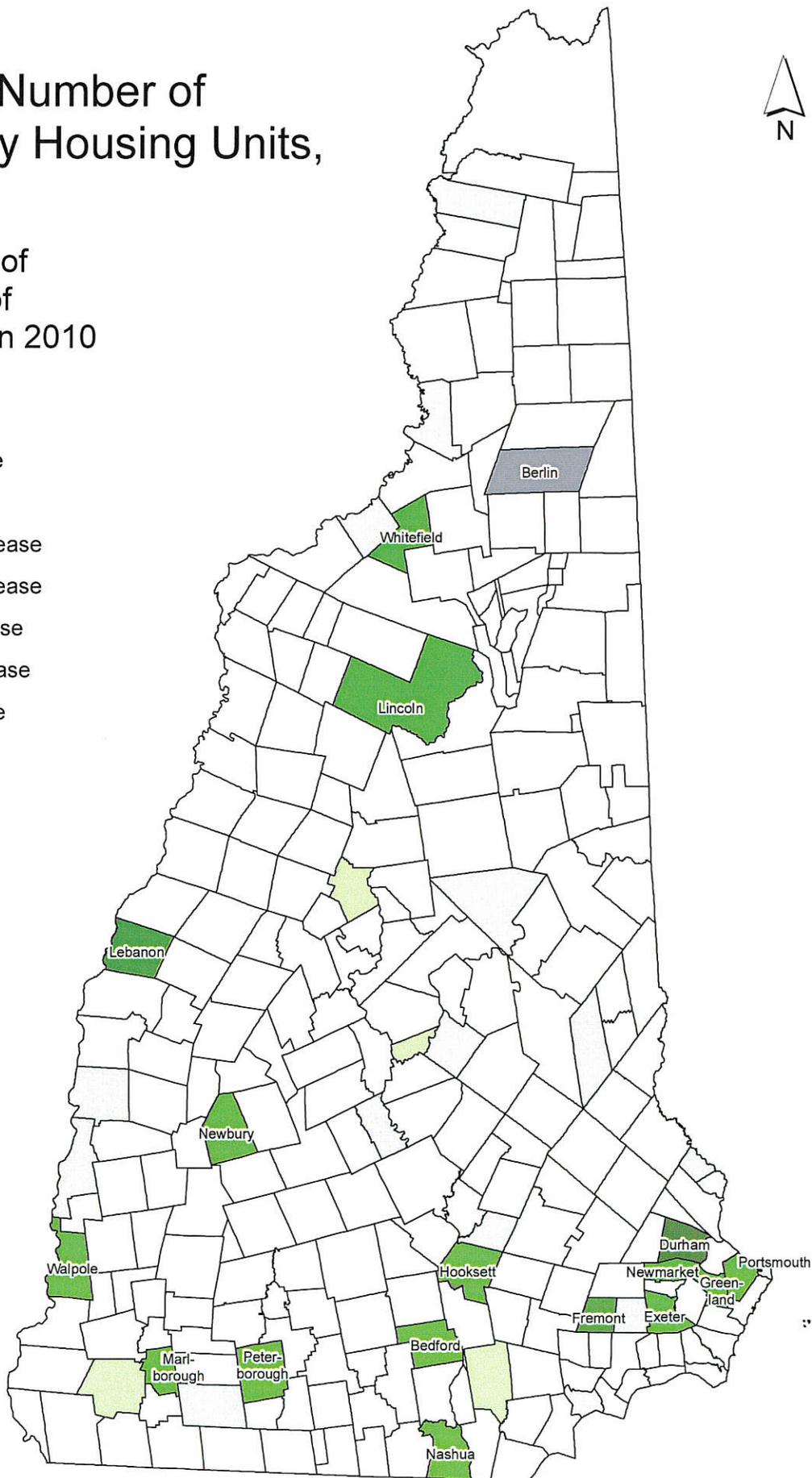


Manufactured Housing



# Map 2: Change in Number of Multi-Family Housing Units, 2010-14

As Percentage of  
Total Number of  
Housing Units in 2010



## About the data and this series

This report is a successor to reports published as *Current Estimates and Trends in New Hampshire's Housing Supply*, last published in December 2014. The State Data Center at the Office of Energy and Planning (OEP) has been issuing this series of reports since the mid-1970s. The reports present data that show short- and long-term trends in housing construction and total housing supply.

The permit data in this report update the 2010 Census and American Community Survey data and are collected via an annual mail survey of municipalities. Thanks to the efforts of municipalities statewide, the survey enjoys a 100% response rate. OEP devotes considerable time checking and refining survey returns to ensure as much consistency as practical. OEP does not conduct any field checks as part of the quality control process.

The *Housing Supply* series is intended to present the latest annual trends based on reported building permit activity. Data users interested in long-term housing trends (which may span two or three decades) are urged to analyze patterns shown by combining decennial census years with mid-decade permit data. Year-to-year comparisons that mix permits and census years are not valid.

## Definition change

To the extent possible, the figures contained herein represent total housing units. In prior years (pre 1990), our data represented only year-round housing units. From 1990 on, the data do not distinguish between year-round and seasonal units because virtually all homes were built with similar construction characteristics. *All units* are included in the census and permit data. Some housing units have all of the characteristics of year-round units, but are in fact used on a seasonal or leisure-time basis.

The data user should remember that the decennial census is essentially a questionnaire asking persons to respond. It is not a detailed field survey of characteristics of housing units. The census effort is not aimed at quantifying or analyzing the seasonal or leisure home sector. Nevertheless, this sector does have an impact on the year-round data.

The problem of distinguishing between seasonal and year-round units also applies to the permit data. Building permits usually do not request information regarding intended use. For this reason, all permits issued for new dwellings are included in this report.

## Data limitations

Accounting for conversions is another difficulty in compiling housing supply data. Conversions may increase or decrease the total housing stock. There are many types of conversions; for example, a dwelling could be converted to an office, or a single family home may be converted to two or more dwelling units. Many municipal permit systems are not adept at tabulating the pluses and minuses in dwelling units due to conversions. The same is true of demolitions. Often, a demolition permit does not require reporting the number of dwelling units involved.

The categorizing of row- or townhouses, often referred to as condominiums, is difficult. In the past, local officials were asked to report them under the single-family category. Nevertheless this structure type has caused confusion among some local officials. Beginning with the 1990 report, any structure that is attached is reported as multi-family.

Building permits are typically valid for one year. Some permits never result in actual construction and the permit expires. Starting in 1990 OEP requested each municipality to report any expired permits from the previous year. These figures should show the number of structures and units not completed due to the expiration of the building permit or change in plans by the builder. Without this information, there is a possibility of double counting if a permit is re-issued. When expired permits are reported, OEP reduces the number of permits reported in the prior year.

### **Contact OEP**

For further information about the data used in this report, please contact Ken Gallager at [ken.gallager@nh.gov](mailto:ken.gallager@nh.gov) or (603) 271-2155.

# NH Housing Supply Report

## Table 1: County and State Summary

Friday, November 20, 2015

County	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
<b>Belknap</b>								
	Single Family	27152	107	80	74	54	109	27576
	Multi-Family	7348	6	15	22	55	67	7513
	Manufactured Housing	2886	3	4	-7	24	3	2913
	Total Housing	37386	116	99	89	133	179	38002
<b>Carroll</b>								
	Single Family	30109	109	119	118	90	162	30707
	Multi-Family	7034	1	32	24	23	-1	7113
	Manufactured Housing	2565	-7	1	-10	10	6	2565
	Total Housing	39711	103	152	132	123	167	40385
<b>Cheshire</b>								
	Single Family	23640	71	43	36	41	42	23873
	Multi-Family	8703	69	73	26	43	85	8999
	Manufactured Housing	2430	4	12	4	1	0	2451
	Total Housing	34773	144	128	66	85	127	35323
<b>Coos</b>								
	Single Family	14107	50	14	29	16	51	14267
	Multi-Family	4734	-31	-6	-36	-60	-19	4582
	Manufactured Housing	2068	4	1	-3	2	1	2073
	Total Housing	20907	23	9	-10	-42	33	20922
<b>Grafton</b>								
	Single Family	31687	161	128	70	113	104	32263
	Multi-Family	15353	275	53	61	42	139	15923
	Manufactured Housing	4084	3	-1	4	12	3	4105
	Total Housing	51120	439	180	135	167	246	52291
<b>Hillsborough</b>								
	Single Family	94637	292	240	286	385	385	96225
	Multi-Family	67961	150	307	504	283	477	69682
	Manufactured Housing	3452	-14	-7	2	7	11	3451
	Total Housing	166053	428	540	792	675	873	169358

County	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
<b>Merrimack</b>								
	Single Family	41709	157	96	107	162	176	42407
	Multi-Family	18181	81	44	191	-22	116	18591
	Manufactured Housing	3651	12	3	13	12	-15	3676
	Total Housing	63541	250	143	311	152	277	64674
<b>Rockingham</b>								
	Single Family	81630	403	395	470	569	635	84102
	Multi-Family	37451	121	112	335	239	397	38655
	Manufactured Housing	7625	16	13	29	39	28	7750
	Total Housing	126709	540	520	834	847	1060	130507
<b>Strafford</b>								
	Single Family	29485	159	164	144	116	152	30220
	Multi-Family	17127	63	133	41	190	200	17754
	Manufactured Housing	5087	8	-3	48	7	7	5154
	Total Housing	51697	230	294	233	313	359	53128
<b>Sullivan</b>								
	Single Family	15506	37	28	34	33	38	15676
	Multi-Family	4832	5	2	6	1	1	4847
	Manufactured Housing	2001	13	6	5	7	3	2035
	Total Housing	22341	55	36	45	41	42	22558
<b>State Totals</b>								
	Single Family	389662	1546	1307	1368	1579	1854	397316
	Multi-Family	188724	740	765	1174	794	1462	193659
	Manufactured Housing	35849	42	29	85	121	47	36173
	Total Housing	614238	2328	2101	2627	2494	3360	627148

# NH Housing Supply Report

## Table 2: Municipal Summary

Friday, November 13, 2015

Town or City	Housing Type	Dwelling Units 2010 Census	Residential Permits, Net Change of Units					Total Estimated Housing Units 2014
			2010	2011	2012	2013	2014	
County: <b>Belknap</b>								
Alton	Single Family	3731	7	15	6	11	16	3786
	Multi-Family	268	0	0	0	0	0	268
	Manufactured Housing	282	0	0	0	0	2	284
	Total Housing	4281	7	15	6	11	18	4338
Barnstead	Single Family	2241	3	6	6	3	7	2266
	Multi-Family	8	0	0	0	0	0	8
	Manufactured Housing	70	1	3	1	1	1	77
	Total Housing	2319	4	9	7	4	8	2351
Belmont	Single Family	2425	5	4	6	2	10	2452
	Multi-Family	459	-2	1	-3	0	0	455
	Manufactured Housing	731	0	0	-12	1	-6	714
	Total Housing	3615	3	5	-9	3	4	3621
Center Harbor	Single Family	744	0	0	0	3	1	748
	Multi-Family	36	0	0	1	0	0	37
	Manufactured Housing	16	0	0	-1	0	0	15
	Total Housing	795	0	0	0	3	1	799
Gilford	Single Family	3701	17	2	14	13	13	3760
	Multi-Family	847	0	0	0	0	0	847
	Manufactured Housing	563	0	1	3	4	0	571
	Total Housing	5111	17	3	17	17	13	5178
Gilmanton	Single Family	2087	1	0	1	0	1	2090
	Multi-Family	15	0	0	0	0	0	15
	Manufactured Housing	16	0	0	0	0	0	16
	Total Housing	2118	1	0	1	0	1	2121
Laconia	Single Family	4979	54	36	27	1	34	5131
	Multi-Family	4425	-4	10	4	50	64	4549
	Manufactured Housing	475	0	0	0	0	0	475
	Total Housing	9879	50	46	31	51	98	10155
Meredith	Single Family	3726	17	6	1	15	19	3784
	Multi-Family	604	0	0	0	0	0	604
	Manufactured Housing	398	0	0	0	0	0	398
	Total Housing	4728	17	6	1	15	19	4786
New Hampton	Single Family	981	4	7	4	1	2	999
	Multi-Family	39	2	0	1	5	3	50
	Manufactured Housing	62	1	0	1	4	2	70
	Total Housing	1083	7	7	6	10	7	1120

Town or City	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
New Ipswich	Single Family	1597	10	3	5	5	20	1640
	Multi-Family	290	0	0	0	2	0	292
	Manufactured Housing	29	0	0	0	0	0	29
	Total Housing	1916	10	3	5	7	20	1961
Pelham	Single Family	3990	7	5	34	30	33	4099
	Multi-Family	608	13	7	3	10	8	649
	Manufactured Housing	0	0	0	0	0	0	0
	Total Housing	4598	20	12	37	40	41	4748
Peterborough	Single Family	1585	-1	4	-2	1	-3	1584
	Multi-Family	1371	0	60	0	3	-2	1432
	Manufactured Housing	0	0	0	0	0	0	0
	Total Housing	2956	-1	64	-2	4	-5	3016
Sharon	Single Family	158	1	0	0	1	0	160
	Multi-Family	6	0	0	0	0	0	6
	Manufactured Housing	0	0	0	0	0	0	0
	Total Housing	164	1	0	0	1	0	166
Temple	Single Family	445	-1	0	0	1	1	446
	Multi-Family	84	0	0	0	0	1	85
	Manufactured Housing	13	0	0	0	-1	-1	11
	Total Housing	542	-1	0	0	0	1	542
Weare	Single Family	2897	18	14	11	10	3	2953
	Multi-Family	408	1	1	0	0	0	410
	Manufactured Housing	161	-1	0	0	0	-3	157
	Total Housing	3466	18	15	11	10	0	3520
Wilton	Single Family	1054	2	0	1	4	4	1065
	Multi-Family	455	0	3	-2	0	3	459
	Manufactured Housing	21	1	1	-1	0	0	22
	Total Housing	1530	3	4	-2	4	7	1546
Windsor	Single Family	132	0	0	0	0	1	133
	Multi-Family	0	0	0	0	0	0	0
	Manufactured Housing	5	0	0	0	0	0	5
	Total Housing	137	0	0	0	0	1	138
<b>County: Merrimack</b>								
Allentown	Single Family	806	3	-1	1	3	0	812
	Multi-Family	679	0	2	0	-6	0	675
	Manufactured Housing	396	3	3	1	0	2	405
	Total Housing	1881	6	4	2	-3	2	1892

Town or City	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
Andover	Single Family	1012	3	1	0	1	1	1018
	Multi-Family	59	0	0	0	0	0	59
	Manufactured Housing	51	0	0	0	0	0	51
	Total Housing	1121	3	1	0	1	1	1127
Boscawen	Single Family	909	2	1	0	4	7	923
	Multi-Family	329	0	1	0	-2	-1	327
	Manufactured Housing	215	0	-1	0	0	0	214
	Total Housing	1453	2	1	0	2	6	1464
Bow	Single Family	2631	31	5	19	16	10	2712
	Multi-Family	176	0	0	0	0	16	192
	Manufactured Housing	0	0	0	0	0	0	0
	Total Housing	2807	31	5	19	16	26	2904
Bradford	Single Family	831	4	1	5	4	2	847
	Multi-Family	59	0	0	0	0	0	59
	Manufactured Housing	27	0	0	0	0	1	28
	Total Housing	917	4	1	5	4	3	934
Canterbury	Single Family	921	2	4	0	4	4	935
	Multi-Family	63	1	0	0	0	0	64
	Manufactured Housing	18	0	-1	0	0	0	17
	Total Housing	1002	3	3	0	4	4	1016
Chichester	Single Family	856	8	0	2	5	9	880
	Multi-Family	82	3	0	0	0	0	85
	Manufactured Housing	25	0	0	1	0	0	26
	Total Housing	963	11	0	3	5	9	991
Concord	Single Family	8003	10	-1	11	26	31	8080
	Multi-Family	9949	77	16	-14	-35	49	10042
	Manufactured Housing	900	0	0	0	0	-9	891
	Total Housing	18852	87	15	-3	-9	71	19013
Danbury	Single Family	565	2	1	3	1	3	575
	Multi-Family	25	0	0	1	0	0	26
	Manufactured Housing	94	1	-3	1	0	0	93
	Total Housing	684	3	-2	5	1	3	694
Dunbarton	Single Family	999	4	5	1	4	10	1023
	Multi-Family	59	0	0	0	2	0	61
	Manufactured Housing	19	0	0	1	0	0	20
	Total Housing	1077	4	5	2	6	10	1104
Epsom	Single Family	1342	12	10	8	8	10	1390
	Multi-Family	87	1	3	2	5	2	100
	Manufactured Housing	410	5	2	2	1	1	421
	Total Housing	1839	18	15	12	14	13	1911

Town or City	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
Franklin	Single Family	2334	2	3	3	0	9	2351
	Multi-Family	1387	0	2	1	0	1	1391
	Manufactured Housing	217	2	2	5	10	6	242
	Total Housing	3938	4	7	9	10	16	3984
Henniker	Single Family	1183	-1	3	1	4	-1	1189
	Multi-Family	553	1	0	0	0	3	557
	Manufactured Housing	192	0	0	0	0	-1	191
	Total Housing	1928	0	3	1	4	1	1937
Hill	Single Family	421	2	1	0	2	1	427
	Multi-Family	40	0	0	0	0	0	40
	Manufactured Housing	52	0	0	0	0	1	53
	Total Housing	512	2	1	0	2	2	519
Hooksett	Single Family	3622	29	27	14	33	15	3740
	Multi-Family	1376	0	16	192	2	6	1592
	Manufactured Housing	186	0	0	-1	0	-17	168
	Total Housing	5184	29	43	205	35	4	5500
Hopkinton	Single Family	2103	5	4	3	8	5	2128
	Multi-Family	213	0	0	0	5	-1	217
	Manufactured Housing	66	0	0	0	0	0	66
	Total Housing	2381	5	4	3	13	4	2410
Loudon	Single Family	1706	6	1	10	20	20	1763
	Multi-Family	105	0	4	0	2	2	113
	Manufactured Housing	270	0	0	2	0	0	272
	Total Housing	2081	6	5	12	22	22	2148
New London	Single Family	1848	7	0	2	-1	9	1865
	Multi-Family	455	0	0	4	4	1	464
	Manufactured Housing	0	0	0	0	0	0	0
	Total Housing	2303	7	0	6	3	10	2329
Newbury	Single Family	1487	9	12	7	8	7	1530
	Multi-Family	66	0	0	0	0	34	100
	Manufactured Housing	6	0	0	0	0	0	6
	Total Housing	1559	9	12	7	8	41	1636
Northfield	Single Family	1357	0	2	0	1	4	1364
	Multi-Family	457	0	0	1	1	2	461
	Manufactured Housing	155	0	0	1	0	0	156
	Total Housing	1969	0	2	2	2	6	1981
Pembroke	Single Family	1787	1	0	2	2	8	1800
	Multi-Family	1042	-2	0	4	0	2	1046
	Manufactured Housing	42	0	1	0	0	0	43
	Total Housing	2872	-1	1	6	2	10	2890



Town or City	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
Pittsfield	Single Family	1051	-2	2	1	1	1	1054
	Multi-Family	548	0	0	0	0	0	548
	Manufactured Housing	170	1	0	0	1	0	172
	Total Housing	1769	-1	2	1	2	1	1774
Salisbury	Single Family	571	2	4	2	2	2	583
	Multi-Family	11	0	0	0	0	0	11
	Manufactured Housing	16	0	0	0	0	1	17
	Total Housing	598	2	4	2	2	3	611
Sutton	Single Family	955	3	2	5	3	3	971
	Multi-Family	30	0	0	0	0	0	30
	Manufactured Housing	0	0	0	0	0	0	0
	Total Housing	985	3	2	5	3	3	1001
Warner	Single Family	1004	6	5	7	2	4	1028
	Multi-Family	274	0	0	0	0	0	274
	Manufactured Housing	80	0	0	1	0	0	81
	Total Housing	1358	6	5	8	2	4	1383
Webster	Single Family	817	3	2	0	0	2	824
	Multi-Family	15	0	0	0	0	0	15
	Manufactured Housing	16	0	0	-1	0	0	15
	Total Housing	849	3	2	-1	0	2	855
Wilmot	Single Family	588	4	2	0	1	0	595
	Multi-Family	42	0	0	0	0	0	42
	Manufactured Housing	28	0	0	0	0	0	28
	Total Housing	659	4	2	0	1	0	666
<b>County: Rockingham</b>								
Atkinson	Single Family	1898	5	4	5	8	3	1923
	Multi-Family	890	0	-1	-1	0	0	888
	Manufactured Housing	0	0	0	0	0	0	0
	Total Housing	2788	5	3	4	8	3	2811
Auburn	Single Family	1656	8	30	39	27	35	1795
	Multi-Family	118	1	2	2	5	3	131
	Manufactured Housing	40	0	0	0	0	0	40
	Total Housing	1814	9	32	41	32	38	1966
Brentwood	Single Family	1139	8	26	30	27	7	1237
	Multi-Family	127	0	0	0	0	-3	124
	Manufactured Housing	84	0	0	0	0	0	84
	Total Housing	1350	8	26	30	27	4	1445

Town or City	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
Charlestown	Single Family	1233	2	3	5	2	5	1250
	Multi-Family	313	1	-4	-1	0	0	309
	Manufactured Housing	717	6	0	0	-1	3	725
	Total Housing	2263	9	-1	4	1	8	2284
Claremont	Single Family	3241	1	-2	2	-1	0	3241
	Multi-Family	2636	0	3	0	-5	0	2634
	Manufactured Housing	416	1	3	4	5	-1	428
	Total Housing	6293	2	4	6	-1	-1	6303
Cornish	Single Family	639	1	1	3	3	1	648
	Multi-Family	47	0	0	0	0	0	47
	Manufactured Housing	61	1	0	0	0	0	62
	Total Housing	747	2	1	3	3	1	757
Croydon	Single Family	370	1	0	1	1	0	373
	Multi-Family	8	0	0	0	0	0	8
	Manufactured Housing	18	0	0	0	-1	0	17
	Total Housing	396	1	0	1	0	0	398
Goshen	Single Family	400	1	0	0	0	0	401
	Multi-Family	15	0	0	0	0	0	15
	Manufactured Housing	29	0	0	0	1	0	30
	Total Housing	444	1	0	0	1	0	446
Grantham	Single Family	1455	5	6	3	5	7	1481
	Multi-Family	304	0	0	0	2	0	306
	Manufactured Housing	14	0	0	0	0	0	14
	Total Housing	1773	5	6	3	7	7	1801
Langdon	Single Family	271	1	0	3	0	0	275
	Multi-Family	20	0	0	0	0	0	20
	Manufactured Housing	15	0	0	0	0	0	15
	Total Housing	306	1	0	3	0	0	310
Lempster	Single Family	596	1	3	3	4	1	608
	Multi-Family	18	0	0	0	0	0	18
	Manufactured Housing	65	1	2	0	0	1	69
	Total Housing	679	2	5	3	4	2	695
Newport	Single Family	1664	3	-2	3	3	0	1671
	Multi-Family	993	4	3	2	0	-9	993
	Manufactured Housing	281	3	-3	0	0	-2	279
	Total Housing	2938	10	-2	5	3	-11	2943
Plainfield	Single Family	859	5	3	3	5	7	882
	Multi-Family	51	0	0	0	0	2	53
	Manufactured Housing	73	0	0	0	0	0	73
	Total Housing	984	5	3	3	5	9	1009

Town or City	Housing Type	Dwelling Units	Residential Permits, Net Change of Units					Total Estimated Housing Units
		2010 Census	2010	2011	2012	2013	2014	2014
Springfield	Single Family	662	2	6	2	5	1	678
	Multi-Family	5	0	0	0	0	0	5
	Manufactured Housing	35	0	1	0	0	0	36
	Total Housing	702	2	7	2	5	1	719
Sunapee	Single Family	1992	9	8	4	8	7	2028
	Multi-Family	358	0	0	5	4	8	375
	Manufactured Housing	81	1	1	0	0	0	83
	Total Housing	2431	10	9	9	12	15	2486
Unity	Single Family	607	-2	-5	-1	-5	6	600
	Multi-Family	26	0	0	0	0	0	26
	Manufactured Housing	103	0	2	1	0	2	108
	Total Housing	736	-2	-3	0	-5	8	734
Washington	Single Family	1038	2	3	3	2	3	1051
	Multi-Family	16	0	0	0	0	0	16
	Manufactured Housing	38	0	0	0	1	0	39
	Total Housing	1093	2	3	3	3	3	1107