

# Devens 01434

ZIP code · MA · Massachusetts > Worcester County > Devens

**STRONG SELLER'S MARKET**

**\$950K**

MEDIAN SALE PRICE

**4**

SALES (12 MO)

**\$659K**

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

Balanced

Seller's market

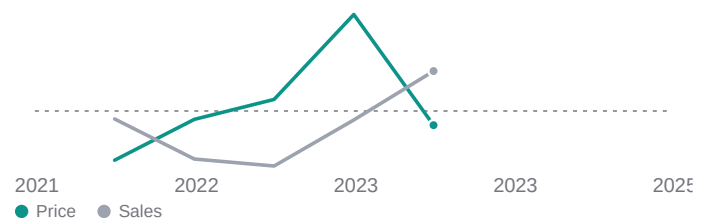
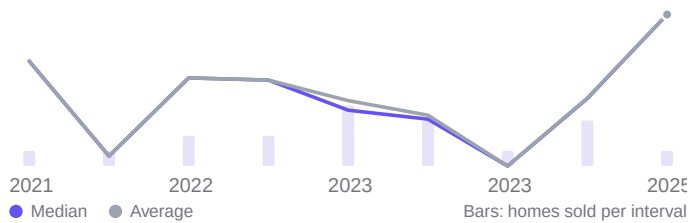
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$950K · Average \$950K

Growth (year over year)

Price -17.7% · Sales +50.0%



Price per square foot

\$446/ft²

Annual turnover (share of homes sold)

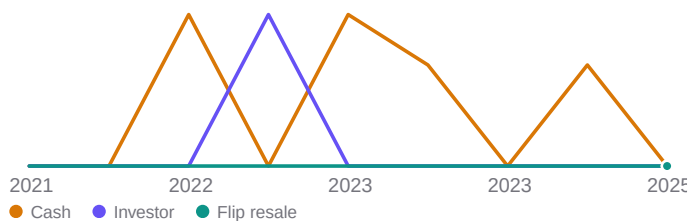
2.2%



## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

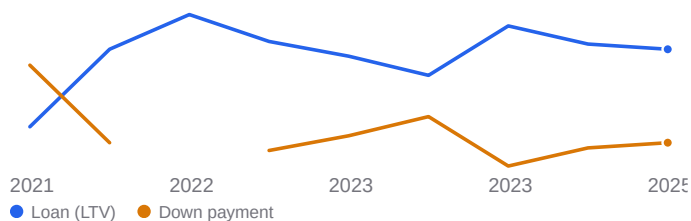


### Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

2.6 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 185       |
| Median value (AVM) | \$659K    |
| Median size        | 1,783 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1931      |
| Single family      | 59%       |
| Condos             | 40%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 0%   |
| Owner occupied                | 84%  |
| Company owned                 | 4.9% |
| Median loan-to-value          | 43%  |

Typical ownership tenure

13.4 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 2,056                 |
| Density                          | 352 / mi <sup>2</sup> |
| Median household income          | \$112K                |
| Average household income         | \$151K                |
| Crime index (US avg 100)         | 63                    |
| Air pollution index (US avg 100) | 22                    |
| Earthquake index (US avg 100)    | 14                    |
| Homes occupied                   | 91%                   |
| Bachelor's or higher             | 19%                   |
| Poverty rate                     | 3.1%                  |
| Unemployment                     | 1.0%                  |
| Average temp                     | 48°F                  |
| Annual precip                    | 47 in                 |
| Sunshine                         | 52%                   |

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.