

Lunenburg 01462

ZIP code · MA · Massachusetts · Worcester County · Lunenburg

BALANCED MARKET

\$503K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

143

SALES (12 MO)

\$528K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



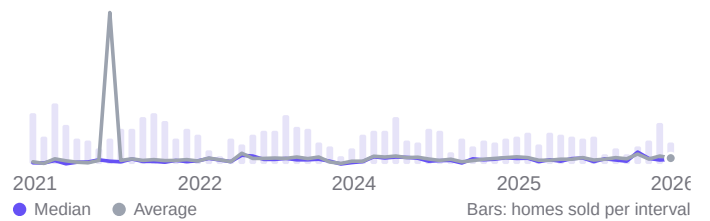
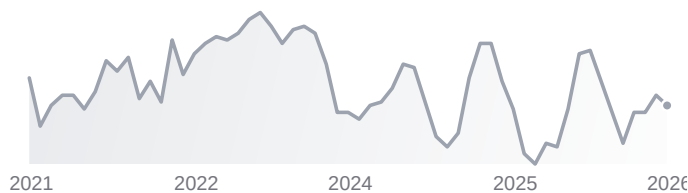
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$500K · Average \$550K

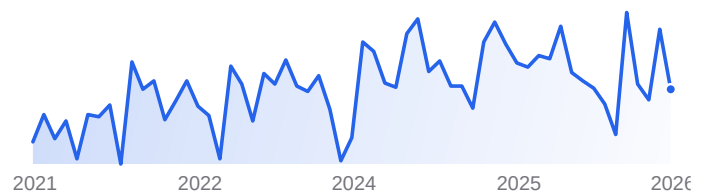
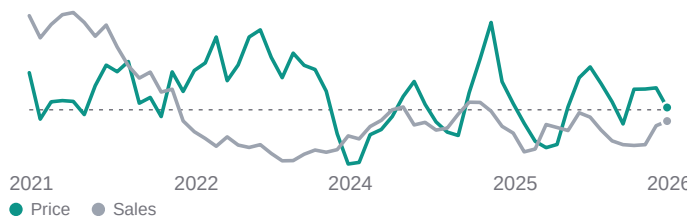


Growth (year over year)

Price +0.9% · Sales -4.7%

Price per square foot

\$278/ft²

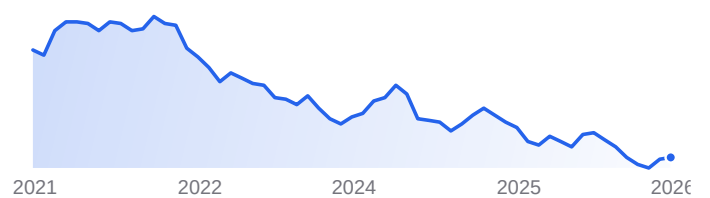
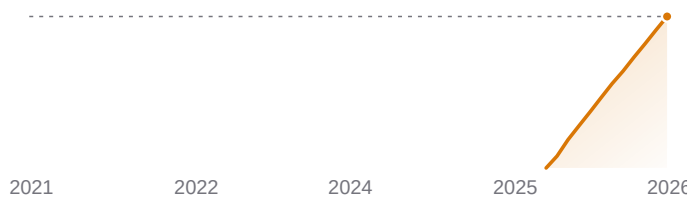


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

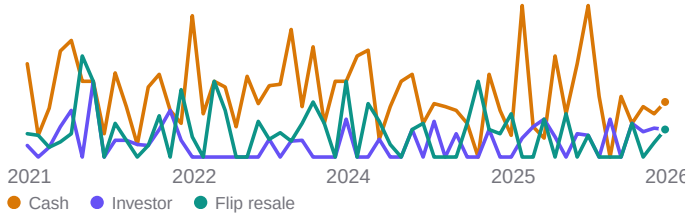
3.3%



BUYERS & OUTCOMES

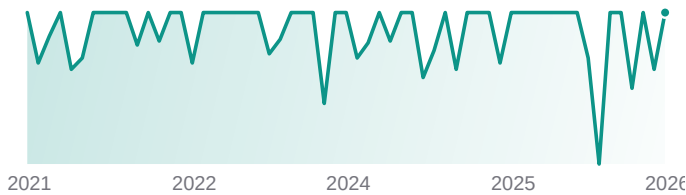
Buyer mix

Cash 18% · Investor 9.1% · Flip resale 9.1%



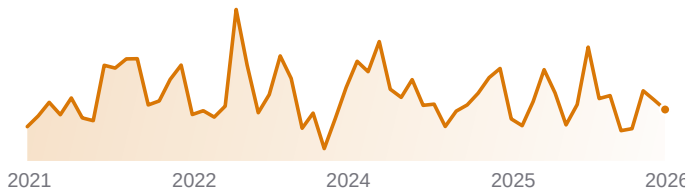
Sellers who sold at a gain

100%

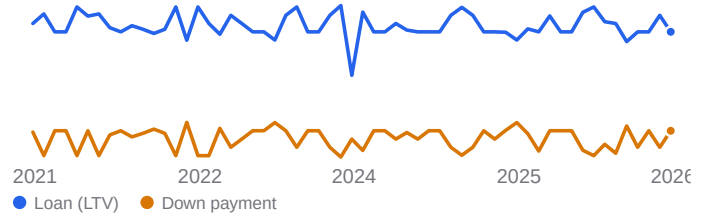


Median annualized return at resale

+4.3%

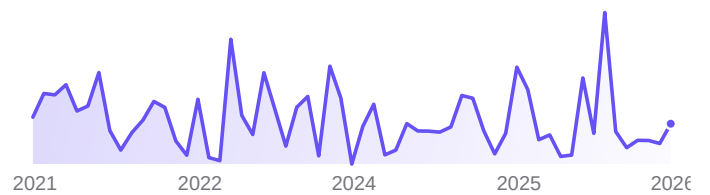


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



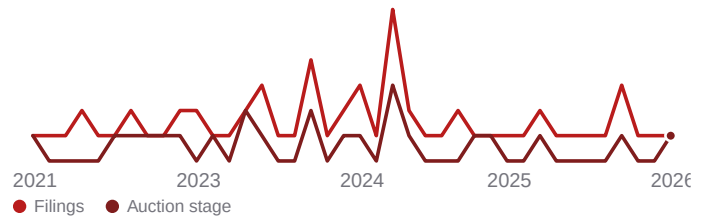
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,281
Median value (AVM)	\$528K
Median size	1,698 ft²
Median bedrooms	3
Median year built	1969
Single family	86%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	12,083
Density	437 / mi²
Median household income	\$112K
Average household income	\$124K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	7.1%
Unemployment	1.3%
Average temp	47°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.