

Townsend 01469

ZIP code · MA · Massachusetts > Middlesex County > Townsend

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

69

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



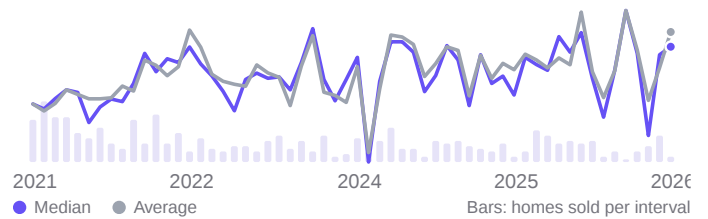
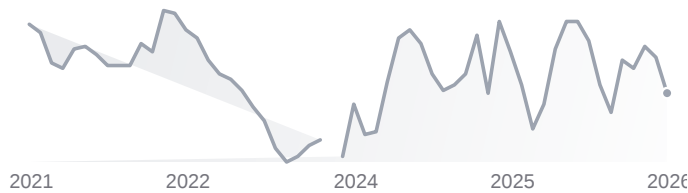
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$541K · Average \$598K

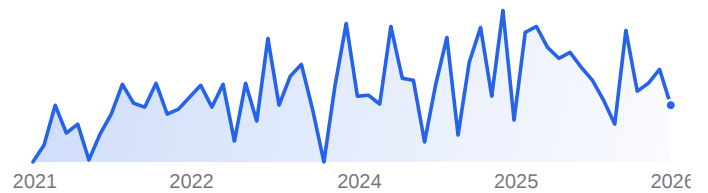
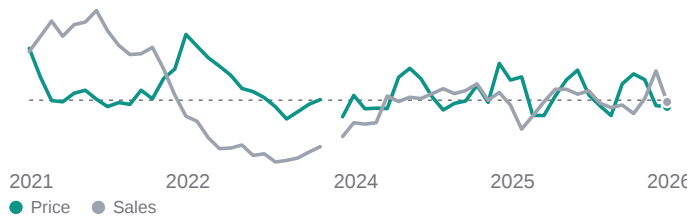


Growth (year over year)

Price -5.8% · Sales -1.4%

Price per square foot

\$216/ft²

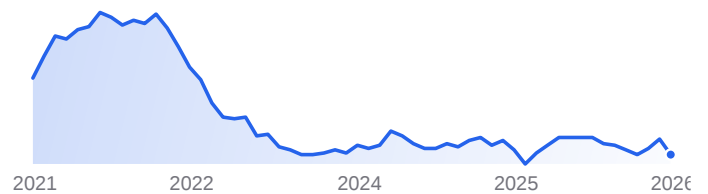
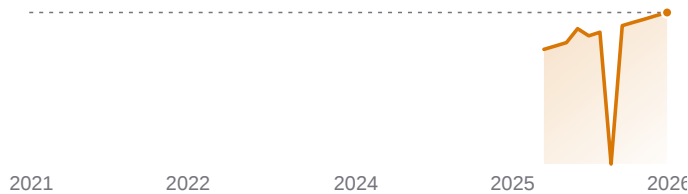


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

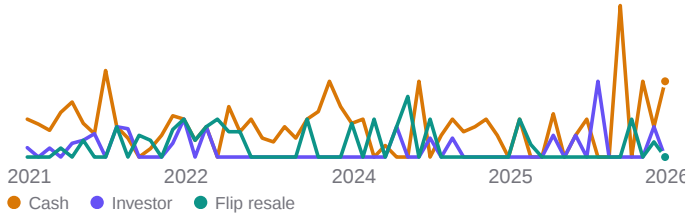
2.7%



BUYERS & OUTCOMES

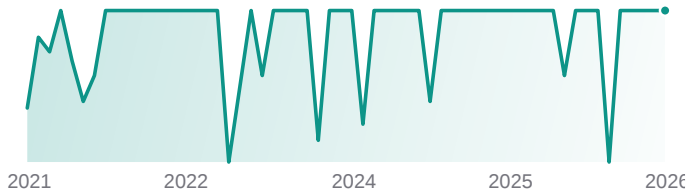
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



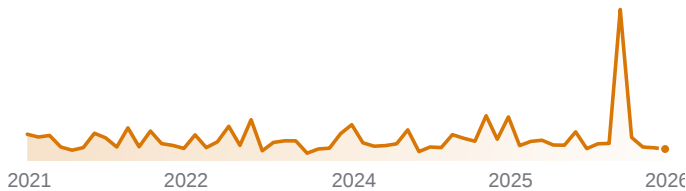
Sellers who sold at a gain

100%

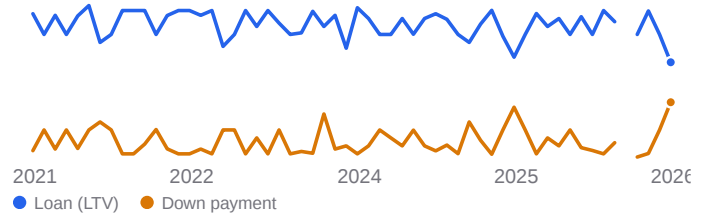


Median annualized return at resale

+3.4%

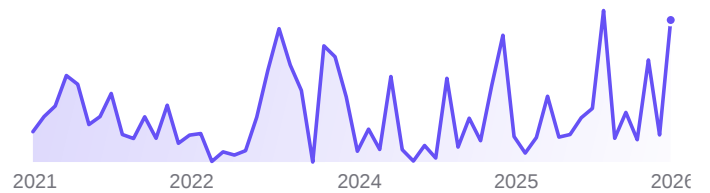


Financing (share of purchase price) Loan (LTV) 63% · Down payment 37%



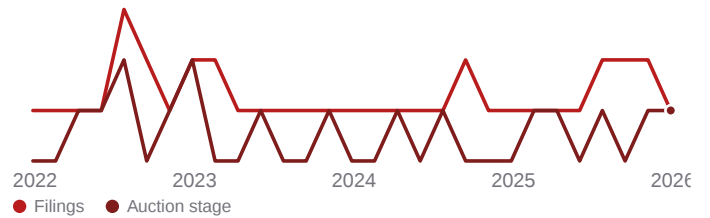
Typical hold before selling

27.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,539
Median value (AVM)	\$475K
Median size	1,796 ft²
Median bedrooms	3
Median year built	1976
Single family	89%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	12%
Median loan-to-value	44%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	7,255
Density	309 / mi²
Median household income	\$101K
Average household income	\$122K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	72
Homes occupied	98%
Bachelor's or higher	29%
Poverty rate	7.3%
Unemployment	1.2%
Average temp	47°F
Annual precip	47 in
Sunshine	58%

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.