

West Townsend 01474

ZIP code · MA · Massachusetts · Middlesex County

BUYER'S MARKET

\$443K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

21

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



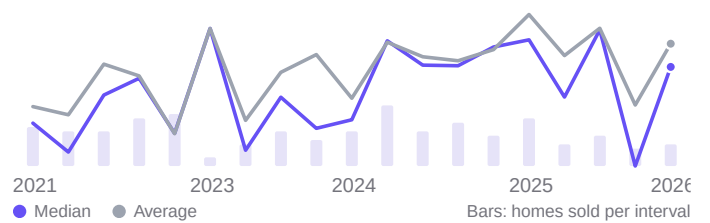
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$453K · Average \$502K

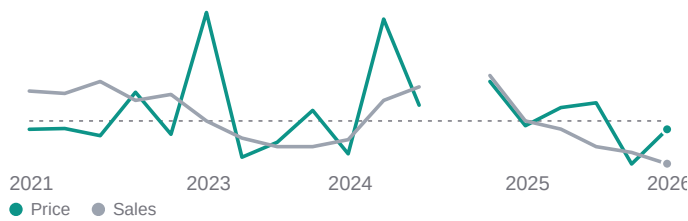


Growth (year over year)

Price -8.1% · Sales -41.7%

Price per square foot

\$313/ft²

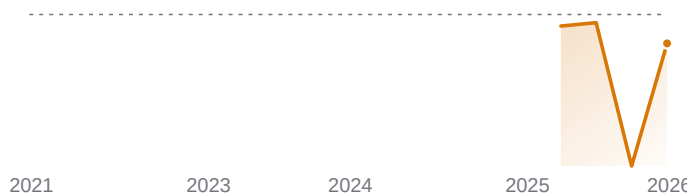


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

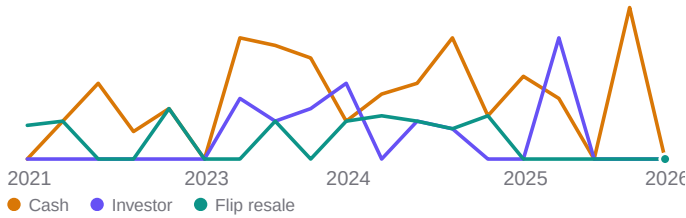
2.8%



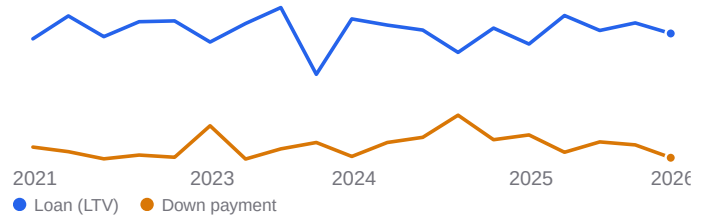
BUYERS & OUTCOMES

Buyer mix

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

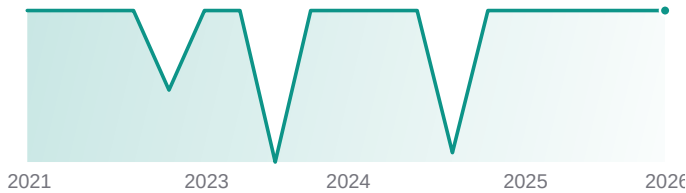


Financing (share of purchase price) Loan (LTV) 81% · Down payment 4.6%



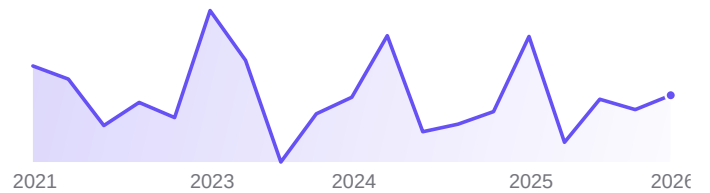
Sellers who sold at a gain

100%



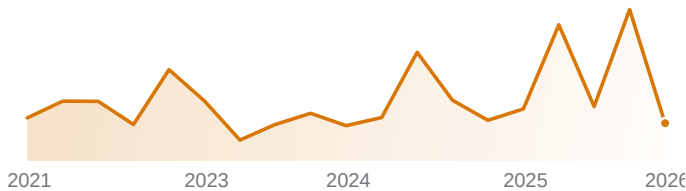
Typical hold before selling

12.5 yrs



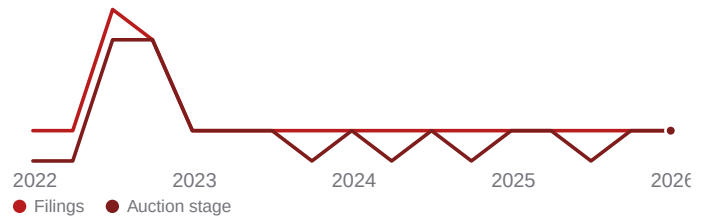
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	759
Median value (AVM)	\$499K
Median size	1,922 ft²
Median bedrooms	3
Median year built	1979
Single family	91%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.6%
Owner occupied	85%
Company owned	8.4%
Median loan-to-value	42%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	2,034
Density	215 / mi²
Median household income	\$116K
Average household income	\$127K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	70
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	7.5%
Unemployment	1.3%
Average temp	47°F
Annual precip	48 in
Sunshine	58%

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