

Maynard 01754

ZIP code · MA · Massachusetts › Middlesex County › Maynard

BALANCED MARKET

\$578K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

133

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



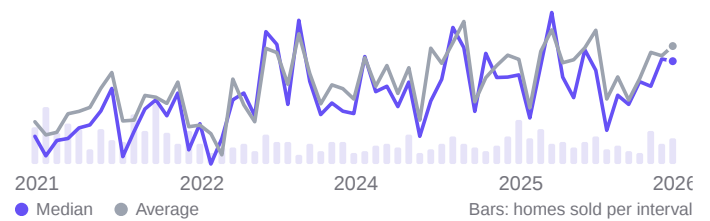
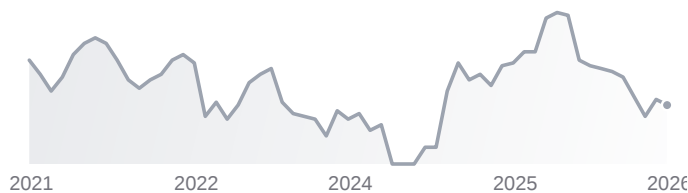
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$595K · Average \$628K

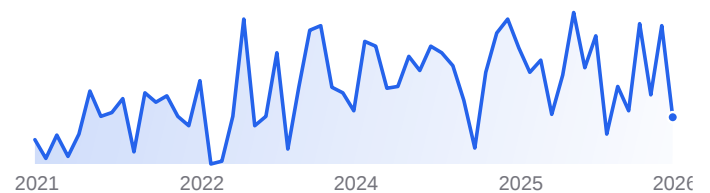
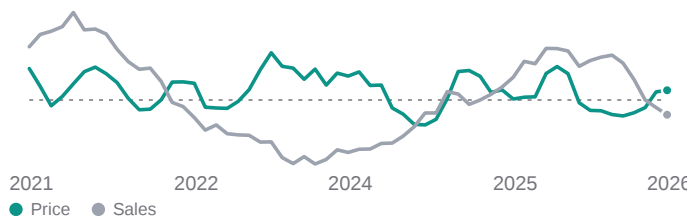


Growth (year over year)

Price +7.0% · Sales -10.7%

Price per square foot

\$308/ft²

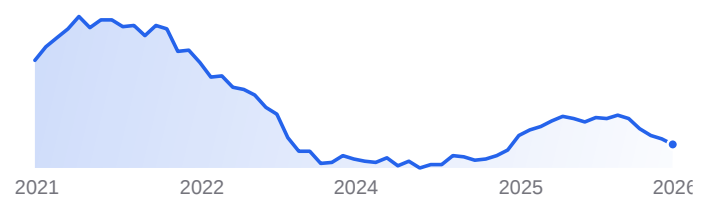
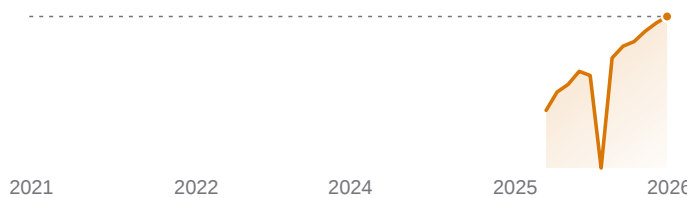


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

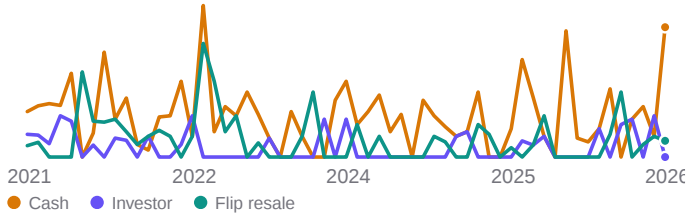
3.7%



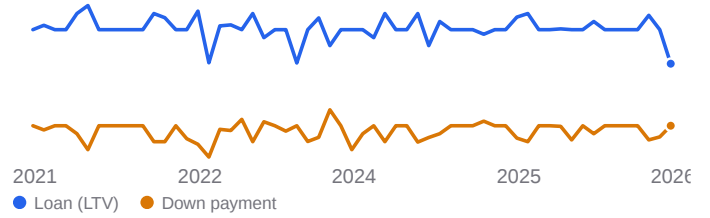
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 7.1%

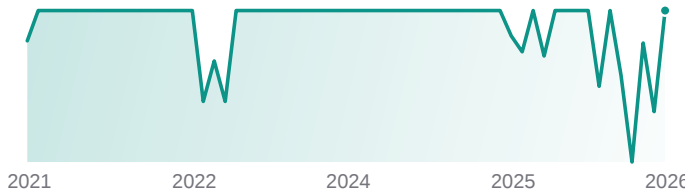


Financing (share of purchase price) Loan (LTV) 59% · Down payment 20%



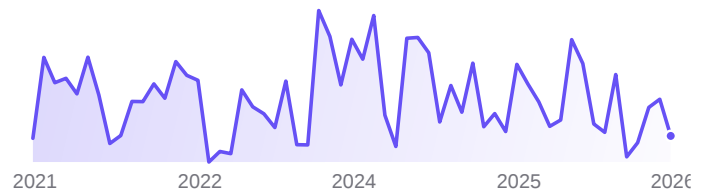
Sellers who sold at a gain

100%



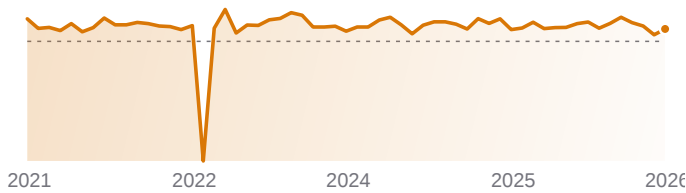
Typical hold before selling

4.6 yrs



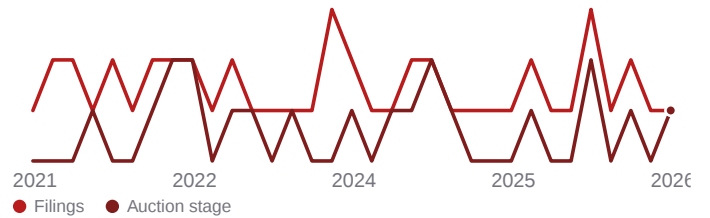
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,620
Median value (AVM)	\$618K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1960
Single family	75%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.3%
Owner occupied	88%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	10,891
Density	2,050 / mi ²
Median household income	\$116K
Average household income	\$144K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	70
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	8.1%
Unemployment	1.2%
Average temp	48°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.