

# Sudbury 01776

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

**\$1.1M**

MEDIAN SALE PRICE

**-4.3%**

1-YR CHANGE

**224**

SALES (12 MO)

**\$1.1M**

MEDIAN VALUE (AVM)

Market temperature

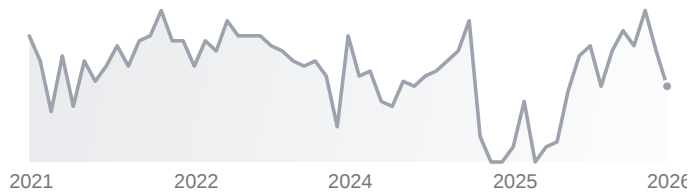
Balanced market · 54 / 100



## MARKET TRENDS (5 YEARS)

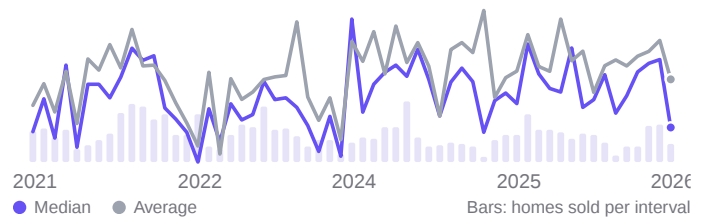
Market temperature (0–100)

54 / 100



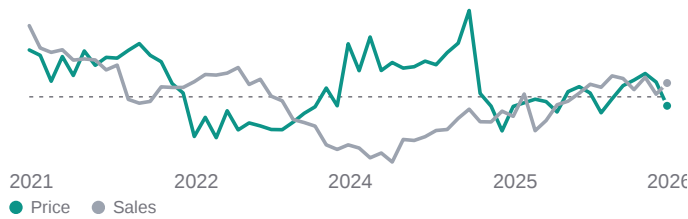
Sale prices

Median \$875K · Average \$1.1M



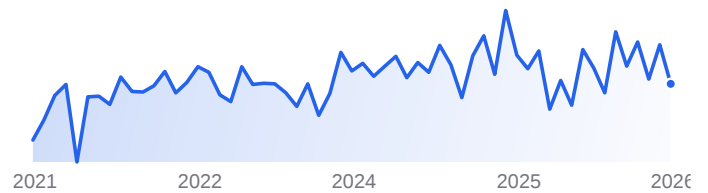
Growth (year over year)

Price -4.3% · Sales +6.7%



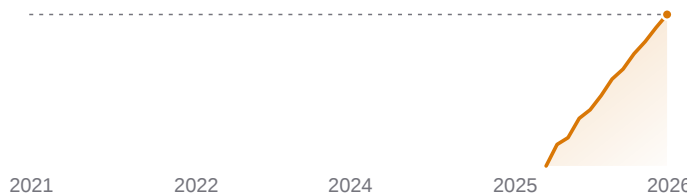
Price per square foot

\$439/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

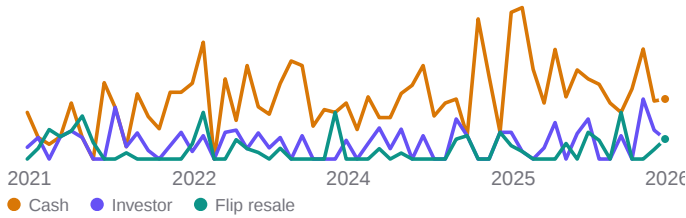
3.7%



## BUYERS & OUTCOMES

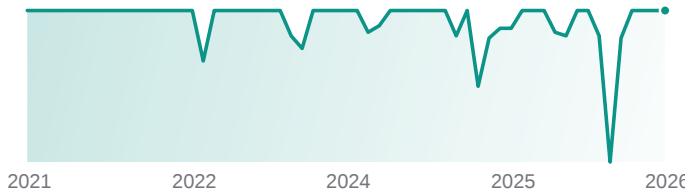
### Buyer mix

Cash 21% · Investor 7.1% · Flip resale 7.1%



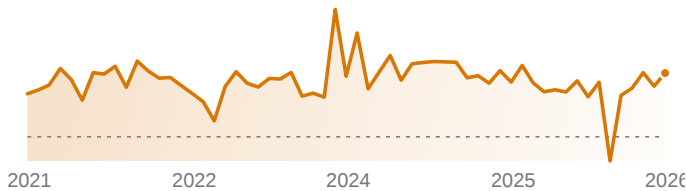
### Sellers who sold at a gain

100%

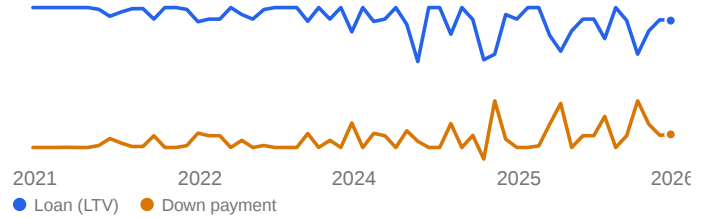


### Median annualized return at resale

+4.9%

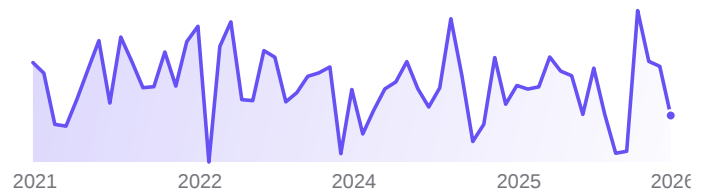


### Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



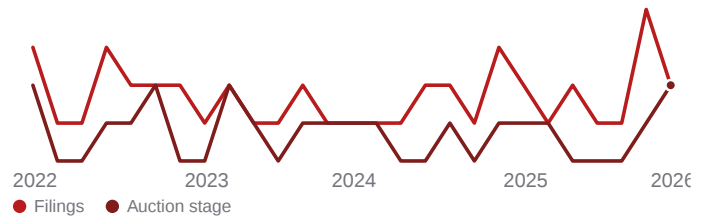
### Typical hold before selling

8.0 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,101     |
| Median value (AVM) | \$1.1M    |
| Median size        | 2,472 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1971      |
| Single family      | 90%       |
| Condos             | 9.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 96%  |
| Company owned                 | 19%  |
| Median loan-to-value          | 45%  |

Typical ownership tenure

**12.0 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>19,212</b>               |
| Density                          | <b>791 / mi<sup>2</sup></b> |
| Median household income          | <b>\$219K</b>               |
| Average household income         | <b>\$263K</b>               |
| Crime index (US avg 100)         | <b>14</b>                   |
| Air pollution index (US avg 100) | <b>101</b>                  |
| Earthquake index (US avg 100)    | <b>67</b>                   |
| Homes occupied                   | <b>98%</b>                  |
| Bachelor's or higher             | <b>38%</b>                  |
| Poverty rate                     | <b>1.5%</b>                 |
| Unemployment                     | <b>1.2%</b>                 |
| Average temp                     | <b>49°F</b>                 |
| Annual precip                    | <b>47 in</b>                |
| Sunshine                         | <b>58%</b>                  |

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.