

Billerica 01821

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

\$694K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

293

SALES (12 MO)

\$671K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



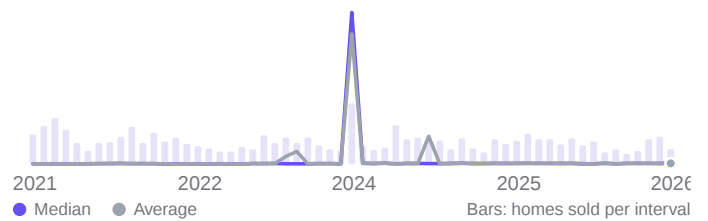
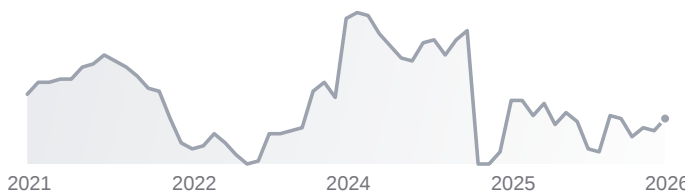
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$750K · Average \$680K

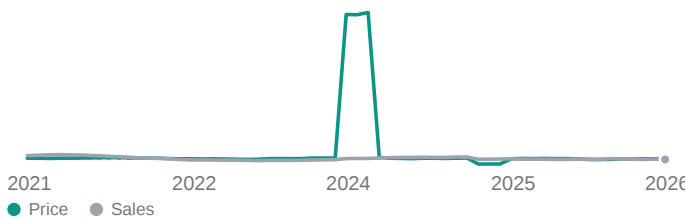


Growth (year over year)

Price +3.3% · Sales -13.8%

Price per square foot

\$400/ft²

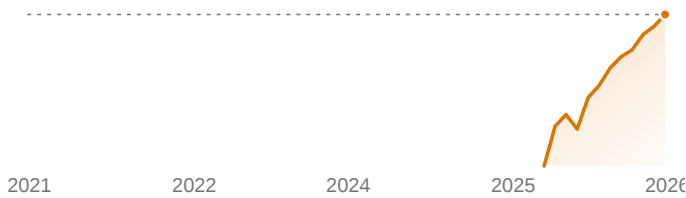


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

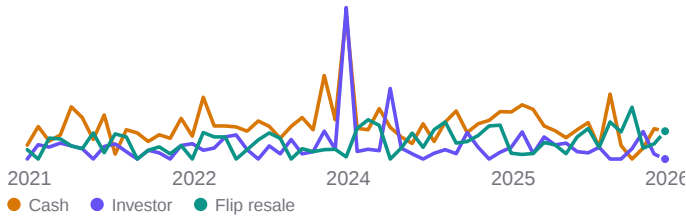
2.9%



BUYERS & OUTCOMES

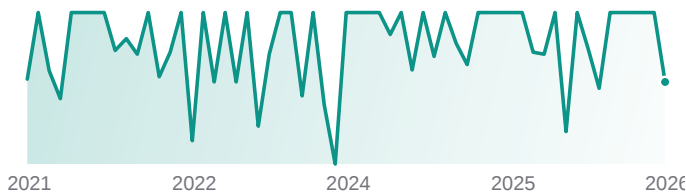
Buyer mix

Cash 16% · Investor 0% · Flip resale 16%



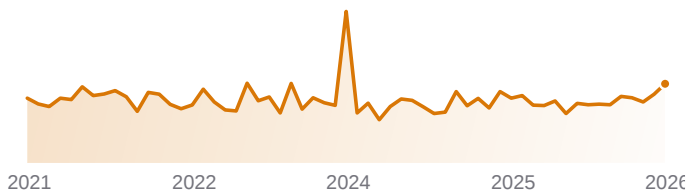
Sellers who sold at a gain

92%

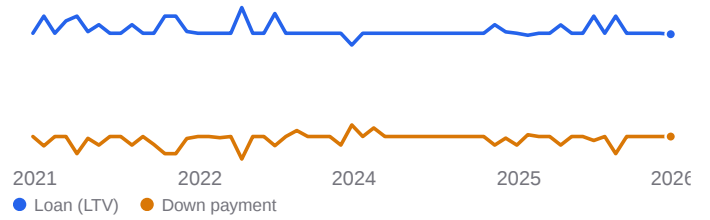


Median annualized return at resale

+6.5%

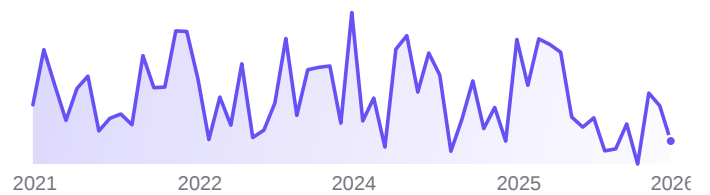


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



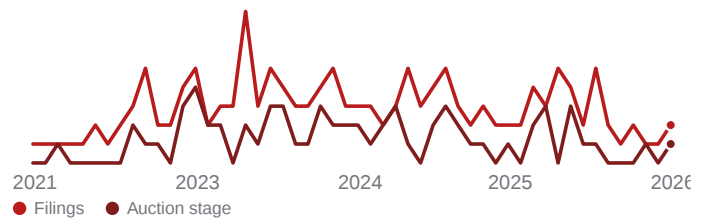
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,003
Median value (AVM)	\$671K
Median size	1,874 ft²
Median bedrooms	3
Median year built	1970
Single family	86%
Condos	9.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	19%
Median loan-to-value	44%

Typical ownership tenure

17.7 yrs

COMMUNITY

Population	31,495
Density	1,857 / mi²
Median household income	\$133K
Average household income	\$153K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	82
Homes occupied	98%
Bachelor's or higher	28%
Poverty rate	3.8%
Unemployment	1.3%
Average temp	49°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.