

Dunstable 01827

ZIP code · MA · Massachusetts › Middlesex County

SELLER'S MARKET

\$1M

MEDIAN SALE PRICE

+27.5%

1-YR CHANGE

32

SALES (12 MO)

\$750K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

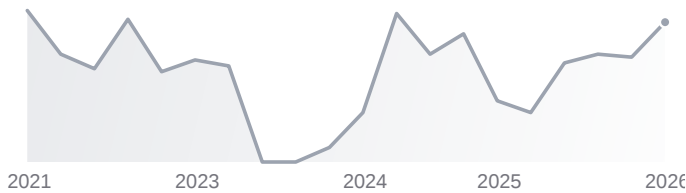
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

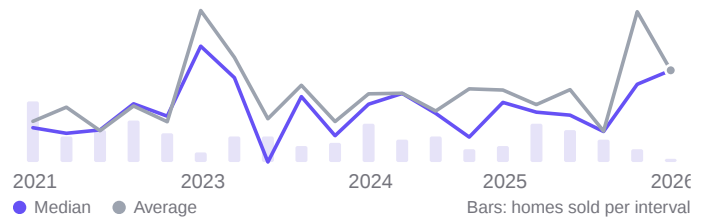
Market temperature (0–100)

69 / 100



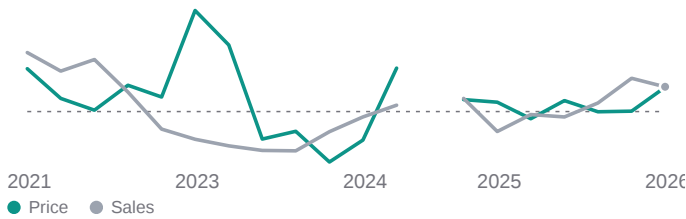
Sale prices

Median \$980K · Average \$980K



Growth (year over year)

Price +27.5% · Sales +28.0%



Price per square foot

\$308/ft²



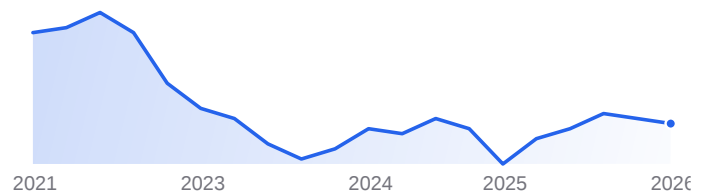
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

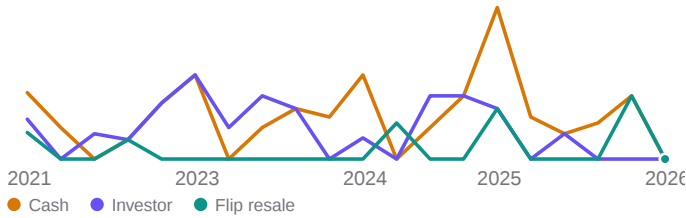
2.8%



BUYERS & OUTCOMES

Buyer mix

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



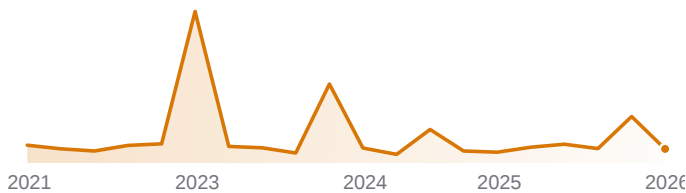
Sellers who sold at a gain

100%

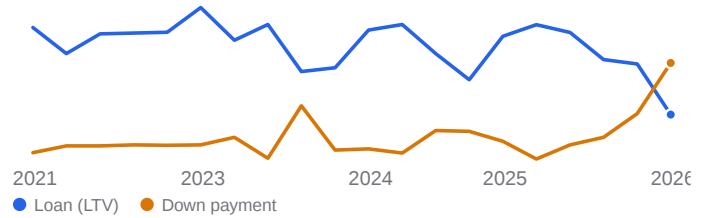


Median annualized return at resale

+4.3%

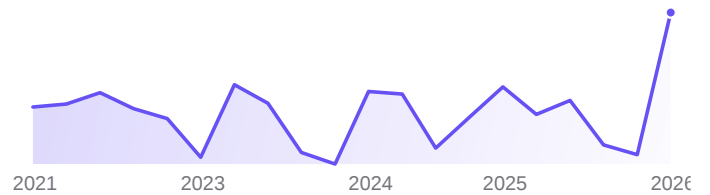


Financing (share of purchase price) Loan (LTV) 36% · Down payment 64%



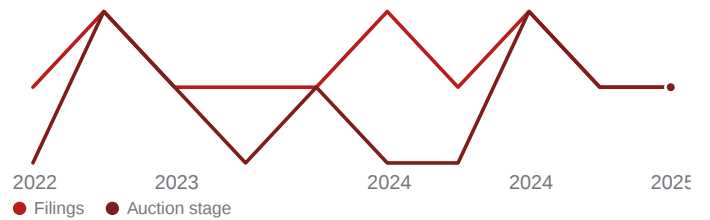
Typical hold before selling

31.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,159
Median value (AVM)	\$750K
Median size	2,570 ft²
Median bedrooms	3
Median year built	1987
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	15%
Median loan-to-value	46%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	3,358
Density	202 / mi²
Median household income	\$176K
Average household income	\$192K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	76
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	1.0%
Unemployment	1.4%
Average temp	47°F
Annual precip	47 in
Sunshine	58%

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