

# North Billerica 01862

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

**\$701K**

MEDIAN SALE PRICE

**+5.4%**

1-YR CHANGE

**84**

SALES (12 MO)

**\$667K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

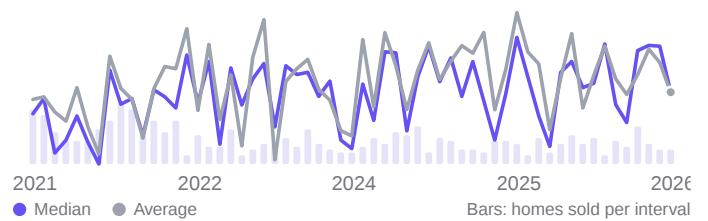
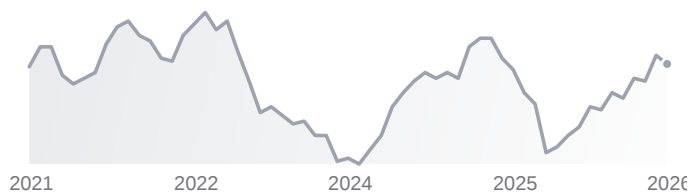
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$630K · Average \$630K

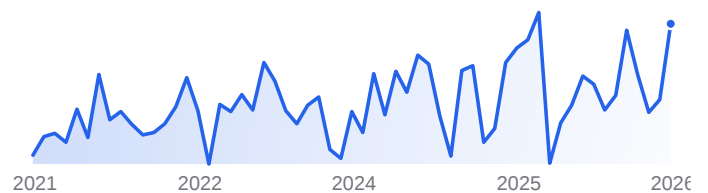
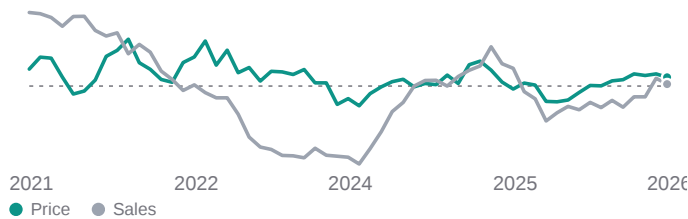


Growth (year over year)

Price +5.4% · Sales +1.2%

Price per square foot

\$427/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

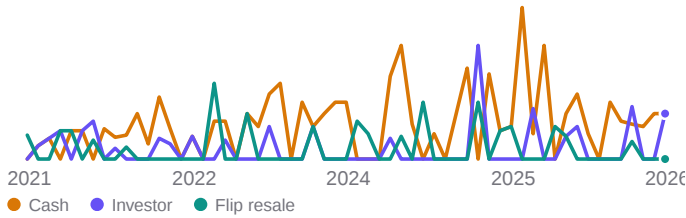
2.8%



## BUYERS & OUTCOMES

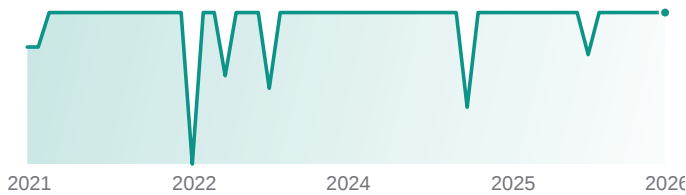
### Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



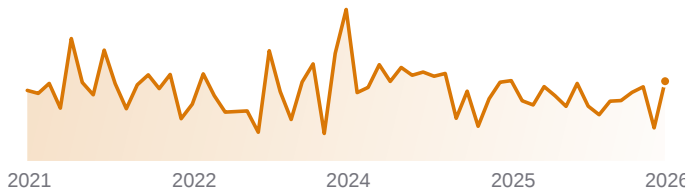
### Sellers who sold at a gain

100%

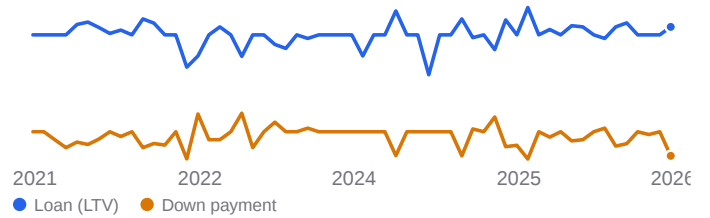


### Median annualized return at resale

+5.8%

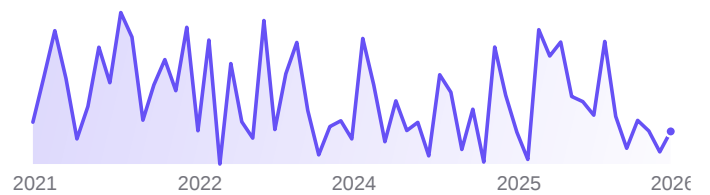


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 5.0%



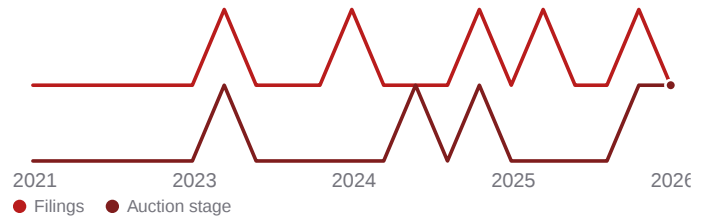
### Typical hold before selling

5.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,974     |
| Median value (AVM) | \$667K    |
| Median size        | 1,963 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1970      |
| Single family      | 82%       |
| Condos             | 12%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 88%  |
| Company owned                 | 16%  |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**15.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>11,579</b>      |
| Density                          | <b>1,235 / mi²</b> |
| Median household income          | <b>\$118K</b>      |
| Average household income         | <b>\$134K</b>      |
| Crime index (US avg 100)         | <b>73</b>          |
| Air pollution index (US avg 100) | <b>100</b>         |
| Earthquake index (US avg 100)    | <b>82</b>          |
| Homes occupied                   | <b>95%</b>         |
| Bachelor's or higher             | <b>28%</b>         |
| Poverty rate                     | <b>5.2%</b>        |
| Unemployment                     | <b>1.2%</b>        |
| Average temp                     | <b>48°F</b>        |
| Annual precip                    | <b>46 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.