

North Chelmsford 01863

ZIP code · MA · Massachusetts · Middlesex County

BUYER'S MARKET

\$447K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

97

SALES (12 MO)

\$542K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



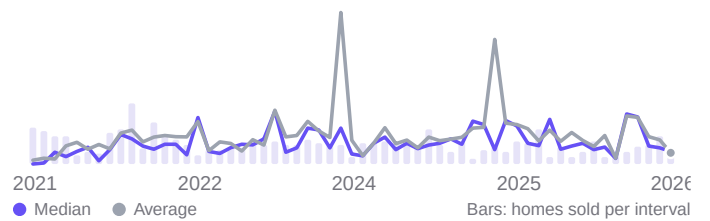
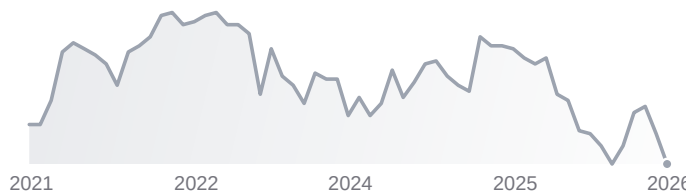
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$430K · Average \$422K

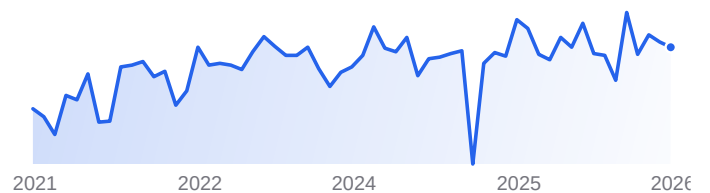
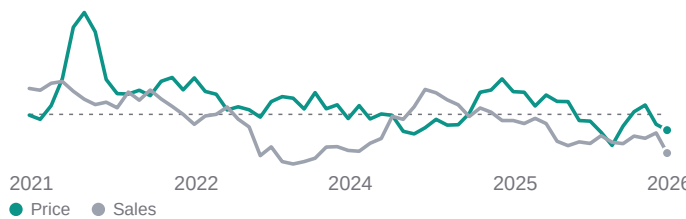


Growth (year over year)

Price -11.3% · Sales -27.6%

Price per square foot

\$380/ft²

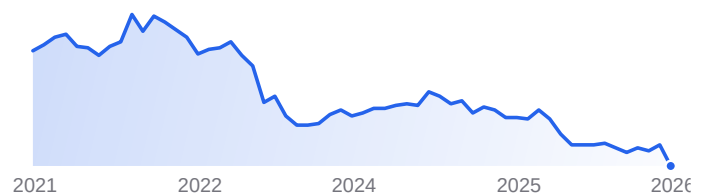
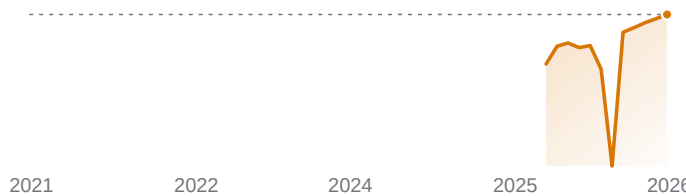


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

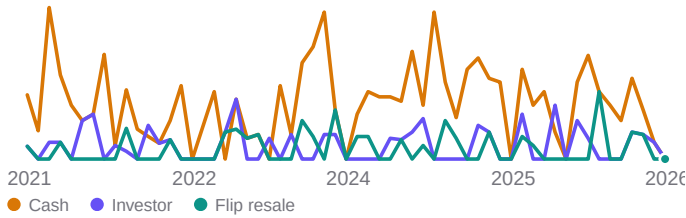
3.0%



BUYERS & OUTCOMES

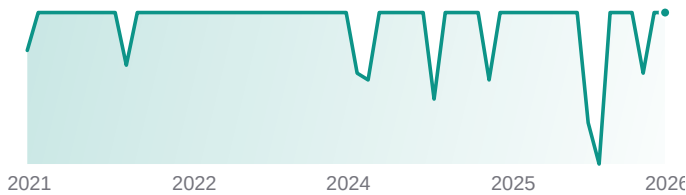
Buyer mix

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



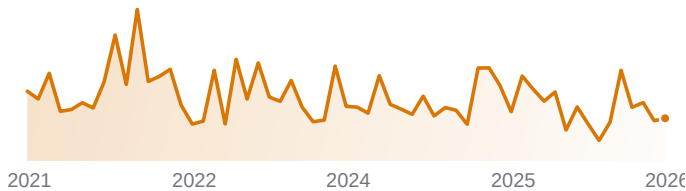
Sellers who sold at a gain

100%

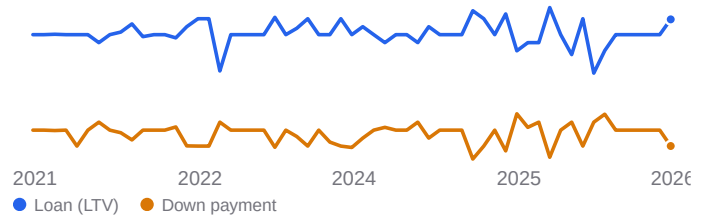


Median annualized return at resale

+3.5%

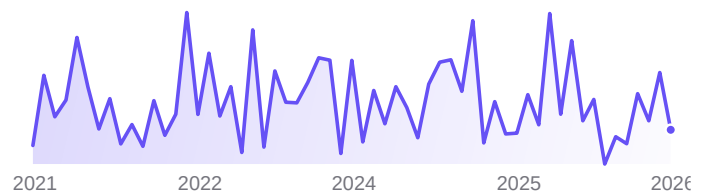


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



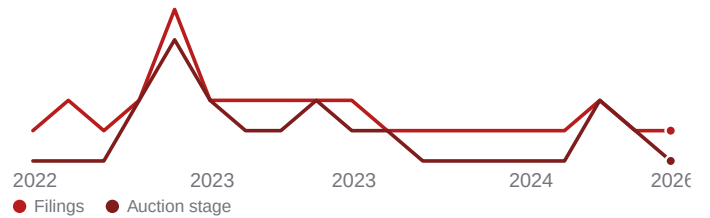
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,276
Median value (AVM)	\$542K
Median size	1,302 ft²
Median bedrooms	3
Median year built	1971
Single family	52%
Condos	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

12.5 yrs

COMMUNITY

Population	9,286
Density	1,948 / mi²
Median household income	\$127K
Average household income	\$148K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	81
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	3.1%
Unemployment	1.2%
Average temp	48°F
Annual precip	45 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.