

Boxford 01921

ZIP code · MA · Massachusetts › Essex County › Boxford

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

93

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



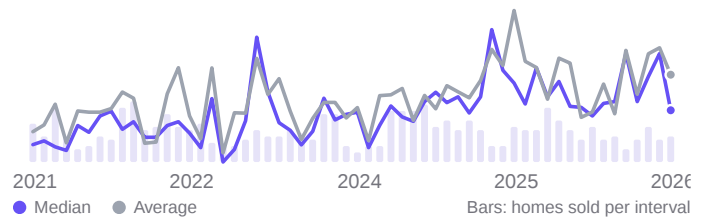
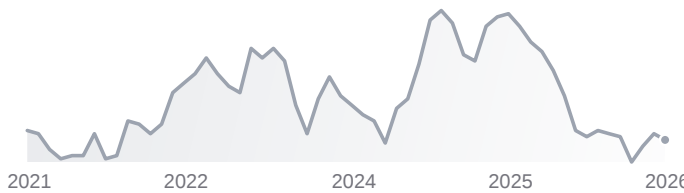
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$980K · Average \$1.2M

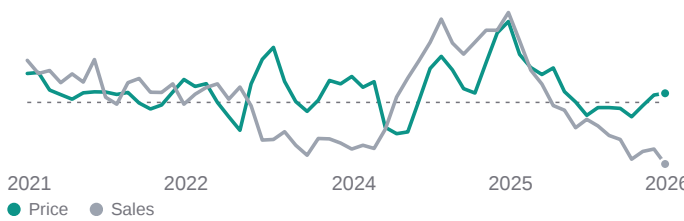


Growth (year over year)

Price +4.5% · Sales -30.1%

Price per square foot

\$416/ft²

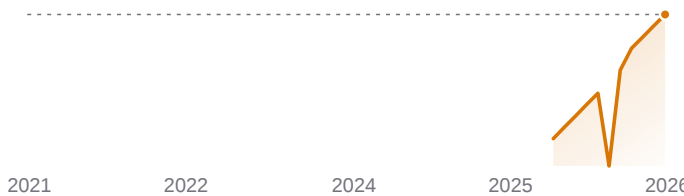


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

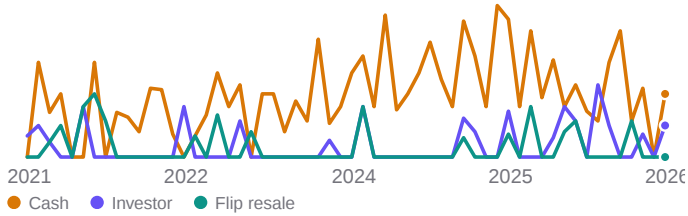
3.3%



BUYERS & OUTCOMES

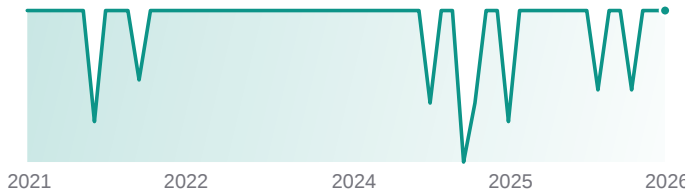
Buyer mix

Cash 25% · Investor 13% · Flip resale 0%



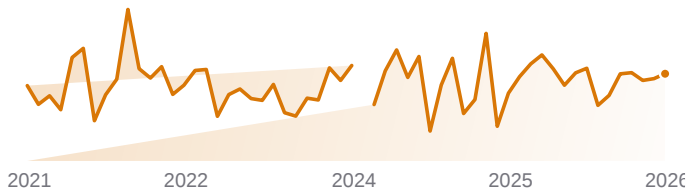
Sellers who sold at a gain

100%

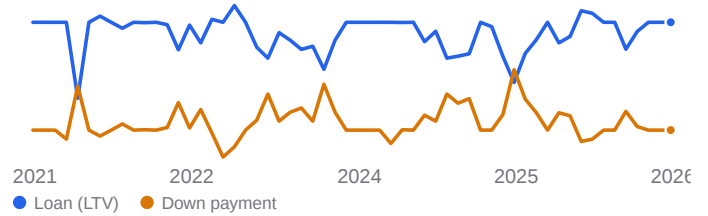


Median annualized return at resale

+4.9%

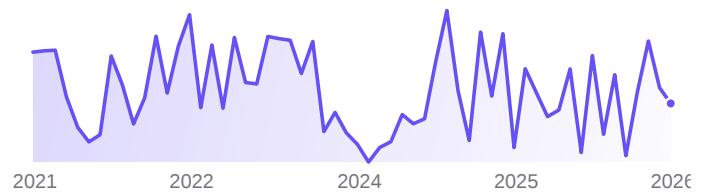


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



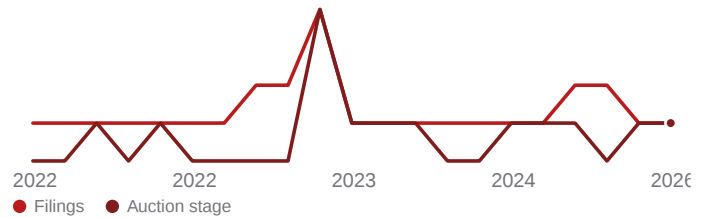
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,782
Median value (AVM)	\$1.1M
Median size	2,692 ft²
Median bedrooms	4
Median year built	1979
Single family	96%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	86%
Company owned	8.3%
Median loan-to-value	48%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	8,217
Density	346 / mi²
Median household income	\$199K
Average household income	\$257K
Crime index (US avg 100)	14
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	89
Homes occupied	98%
Bachelor's or higher	40%
Poverty rate	1.7%
Unemployment	1.4%
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.