

Lynnfield 01940

ZIP code · MA · Massachusetts › Essex County › Lynnfield

BALANCED MARKET

\$967K

MEDIAN SALE PRICE

-17.1%

1-YR CHANGE

155

SALES (12 MO)

\$991K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



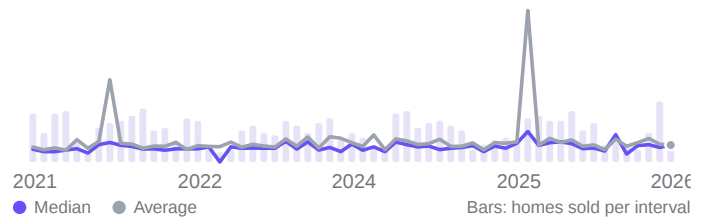
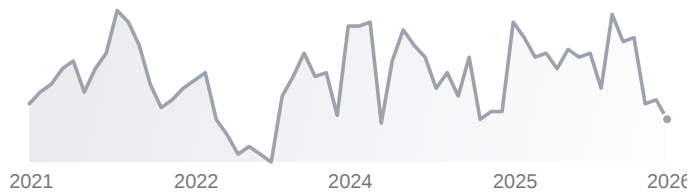
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$1M · Average \$988K

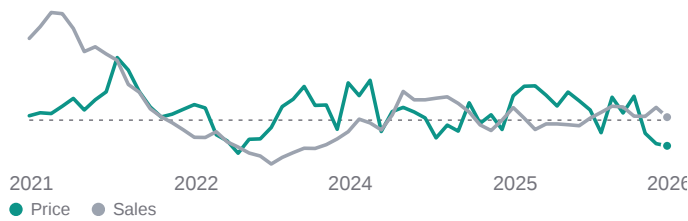


Growth (year over year)

Price -17.1% · Sales +2.0%

Price per square foot

\$416/ft²

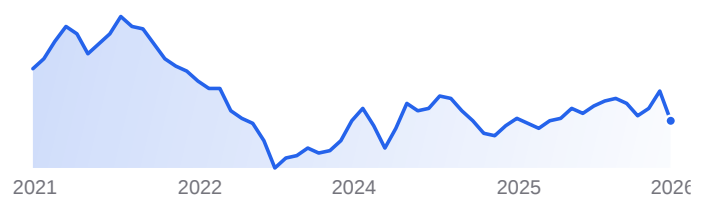


Sale premium vs estimated value

+3.3%

Annual turnover (share of homes sold)

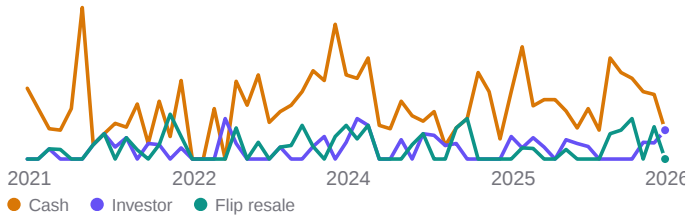
3.6%



BUYERS & OUTCOMES

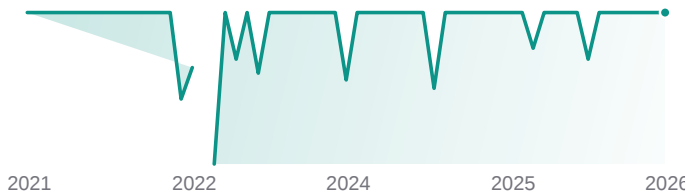
Buyer mix

Cash 14% · Investor 14% · Flip resale 0%



Sellers who sold at a gain

100%

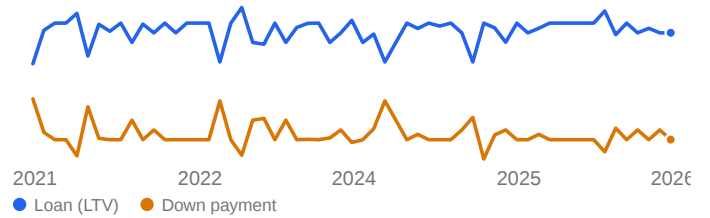


Median annualized return at resale

+4.5%

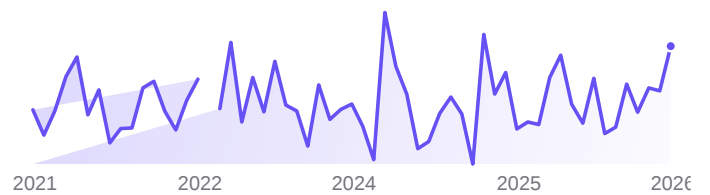


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



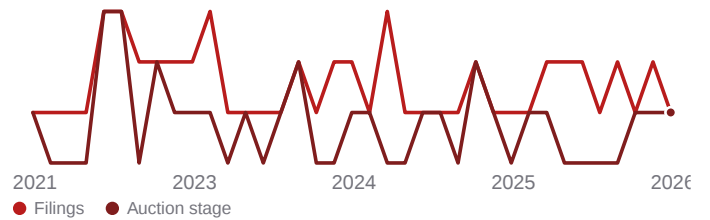
Typical hold before selling

23.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,271
Median value (AVM)	\$991K
Median size	2,495 ft²
Median bedrooms	3
Median year built	1961
Single family	91%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	93%
Company owned	23%
Median loan-to-value	44%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	13,423
Density	1,282 / mi²
Median household income	\$148K
Average household income	\$191K
Crime index (US avg 100)	15
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	84
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	5.2%
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.