

Auburndale 02466

ZIP code · MA · Massachusetts · Middlesex County

BALANCED MARKET

\$2.5M

MEDIAN SALE PRICE

+45.2%

1-YR CHANGE

62

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



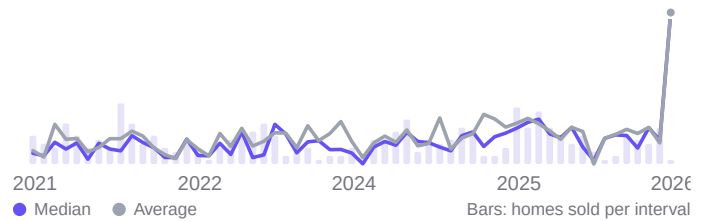
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$4.6M · Average \$4.6M

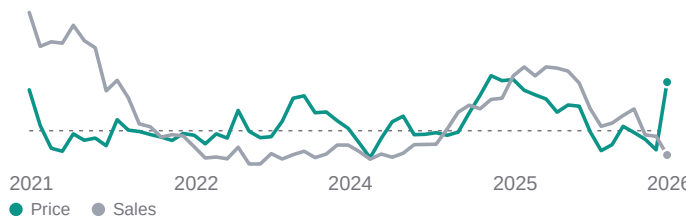


Growth (year over year)

Price +45.2% · Sales -22.5%

Price per square foot

\$2498/ft²

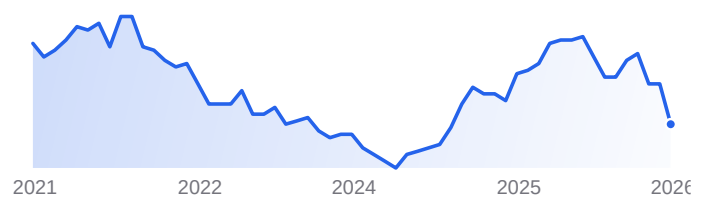


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

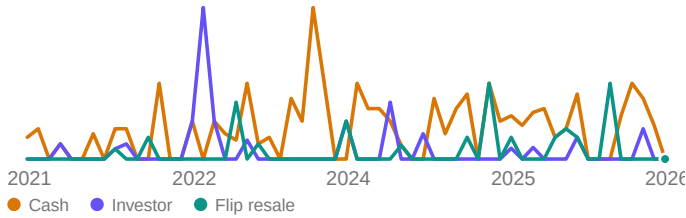
3.5%



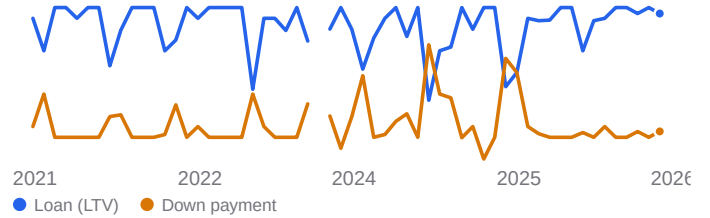
BUYERS & OUTCOMES

Buyer mix

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

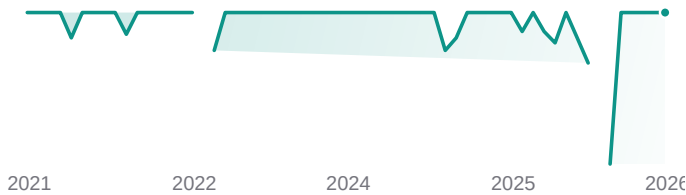


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



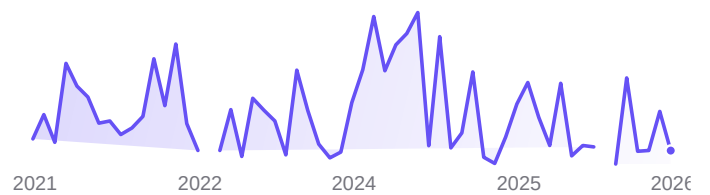
Sellers who sold at a gain

100%



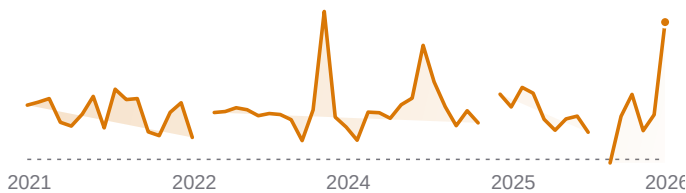
Typical hold before selling

3.0 yrs



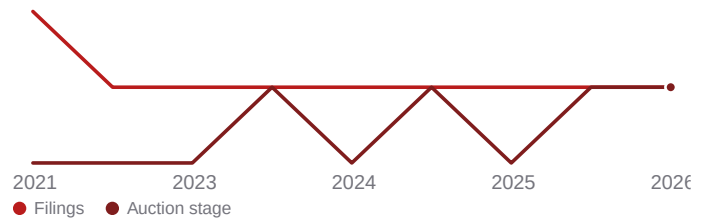
Median annualized return at resale

+13.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,785
Median value (AVM)	\$1.4M
Median size	2,158 ft²
Median bedrooms	4
Median year built	1927
Single family	68%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	16%
Median loan-to-value	40%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	8,378
Density	4,448 / mi²
Median household income	\$152K
Average household income	\$200K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	75
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	7.5%
Unemployment	1.1%
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.