

Waban 02468

ZIP code · MA · Massachusetts › Middlesex County

STRONG SELLER'S MARKET

\$2.1M

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

83

SALES (12 MO)

\$2.1M

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

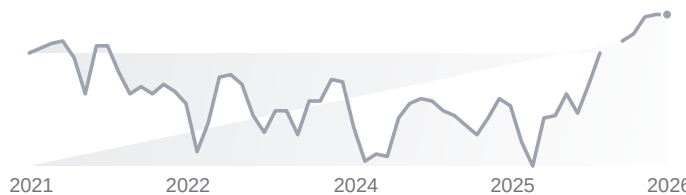
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

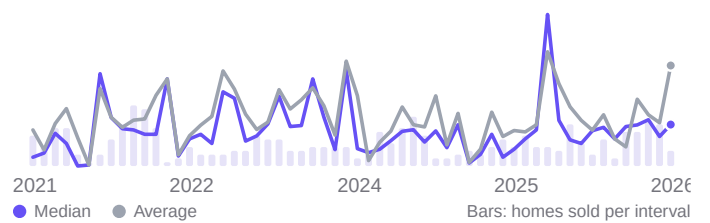
Market temperature (0–100)

84 / 100



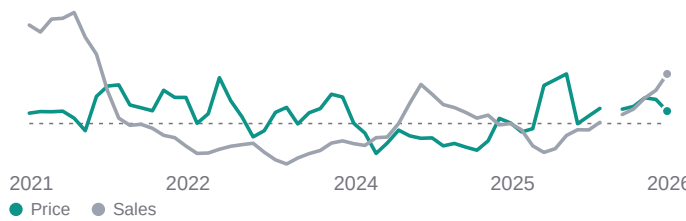
Sale prices

Median \$2.1M · Average \$3.4M



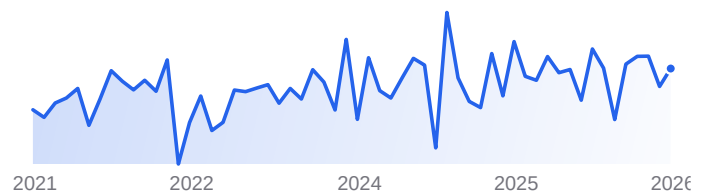
Growth (year over year)

Price +15.0% · Sales +59.6%



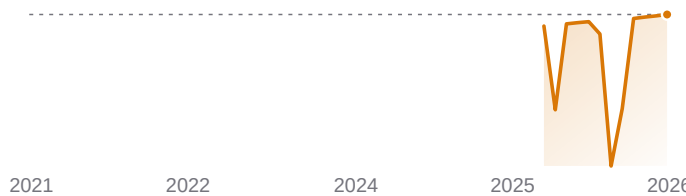
Price per square foot

\$799/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

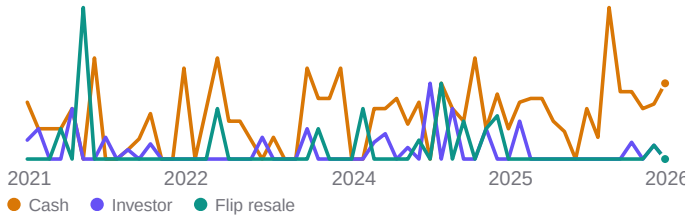
4.4%



BUYERS & OUTCOMES

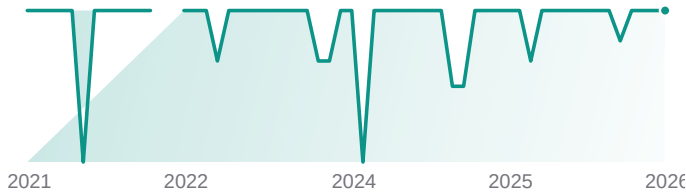
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



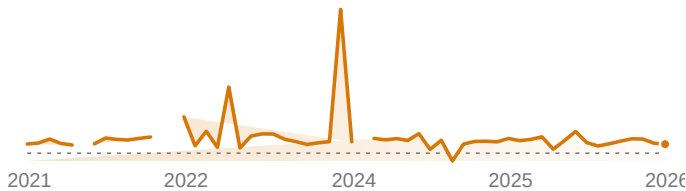
Sellers who sold at a gain

100%

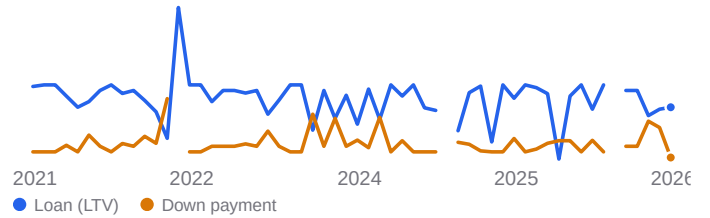


Median annualized return at resale

+3.5%

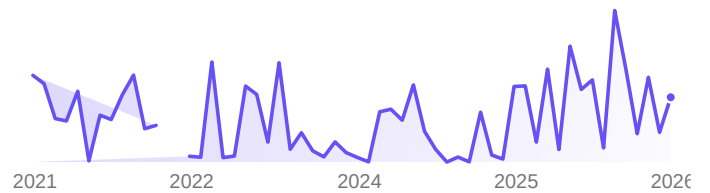


Financing (share of purchase price) Loan (LTV) 60% · Down payment 15%



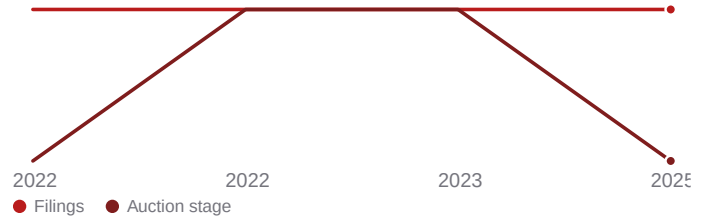
Typical hold before selling

15.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,903
Median value (AVM)	\$2.1M
Median size	2,701 ft²
Median bedrooms	4
Median year built	1933
Single family	93%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	92%
Company owned	13%
Median loan-to-value	37%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	6,131
Density	4,066 / mi²
Median household income	\$237K
Average household income	\$309K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	71
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	2.2%
Unemployment	1.2%
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.