COMMUNITY PROFILE

Dunstable is a rural community located just south of the Nashua, New Hampshire border which encompasses a little under 17 square miles. Besides Nashua, Dunstable is also bordered by Hollis, New Hampshire at its northwest edge, Pepperell to the west, Tyngsborough to the east and Groton to the south. The majority of the town is zoned single family and farming with an estimated population count of slightly over 3,400 people spread out amongst some 1000 +/- households.

As is common with many small communities, there is a lot of volunteer participation and contributions that make things happen. Fortunately, Dunstable has volunteer groups who have undertaken the responsibility for pulling together and orchestrating many of the activities that residents look forward to including the Memorial Day Parade and Summer Concert Series, funded mostly through donations.

While the services in town are very limited with no taxi, bus service or train access available, there is a beautiful Town Center District with a book shop, a cafe, and a small auto repair shop. Further down the road you will find a general store, gas station, Dunkin' Donuts (no drive-thru), and a flower shop.

Dunstable maintains its rural character while providing residents with a close-knit community and access to the amenities of nearby urban areas.

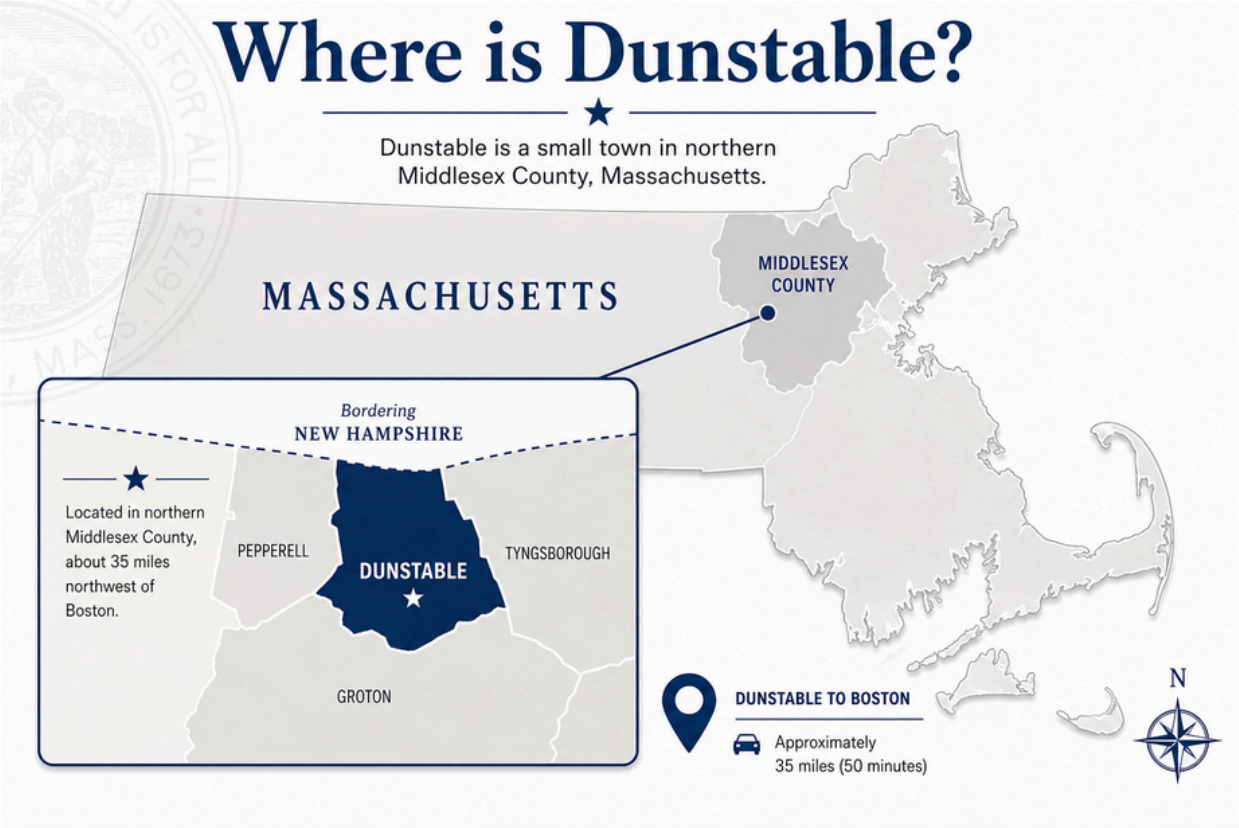
Name: Dunstable
Total Area: 16.7 square miles
(16.5 sq mi land, 0.2 sq mi water)
Form of Government: Open Town Meeting
Public Roads: Approximately 43.31 miles
Elevation: Approximately 224 feet (68 meters)
Coordinates: 42°40′29″N lat, 71°28′55″W long

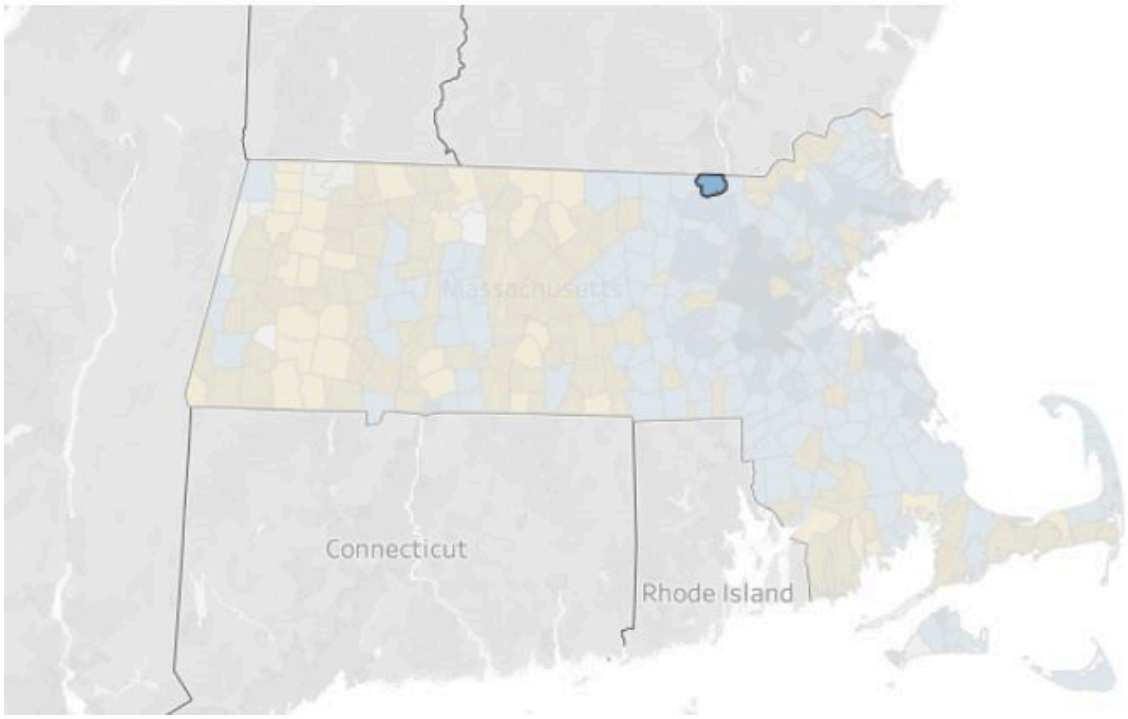
County: Middlesex
Settled: 1656
Incorporated: 1673
Single-Family Parcels: 1,117
Public Roads: Approximately 43.31 miles
Population: 3,408
Website:www.dunstable-ma.gov

Schools: Dunstable is part of the Groton-Dunstable Regional School District, serving students from kindergarten through 12th grade. It is also part of the Greater Lowell Technical High School.

FY26 Residential and Open Space Tax Rate: $13.39 per $1,000 of assessed value
FY26 Average Single-Family Home Value: $745,497

DUNSTABLE MAPS





DUNSTABLE DEMOGRAPHICS

Date Source: ClearGov.com

SNAPSHOT

POPULATION

3,408

▼ 67%

Lower than state median

** Data Source: American Community Survey 5-year estimates*

MEDIAN HOME VALUE

$674,000

▲ 20%

Higher than state median

** Data Source: American Community Survey 5-year estimates*

MEDIAN HOUSEHOLD INCOME

$208,512

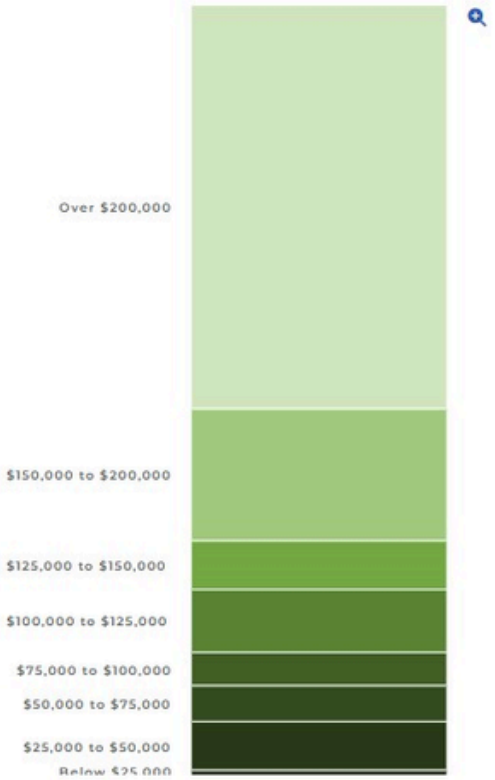
▲ 101%

Higher than state median

** Data Source: American Community Survey 5-year estimates*

ECONOMIC

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



HOUSEHOLD INCOME

Above $200,000

52%

▲ 135% higher than state average

Median Income

$208,512

▲ 101% higher than state average

Below $25,000

.7%

▼ 95% lower than state average

** Data Source: American Community Survey 5-year estimates*

DUNSTABLE DEMOGRAPHICS

POPULATION

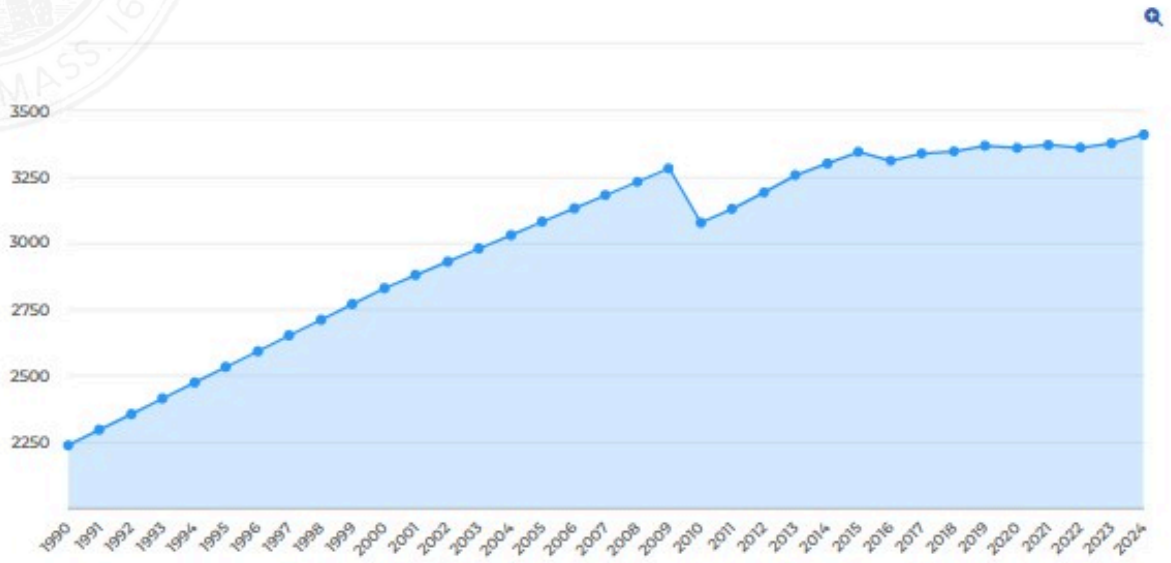
TOTAL POPULATION

3,408

▲ 1%
vs. 2023

GROWTH RANK

86 out of **351** Municipalities in Massachusetts



** Data Source: U.S. Census Bureau American Community Survey 5-year Data and the 2020, 2010, 2000, and 1990 Decennial Censuses*

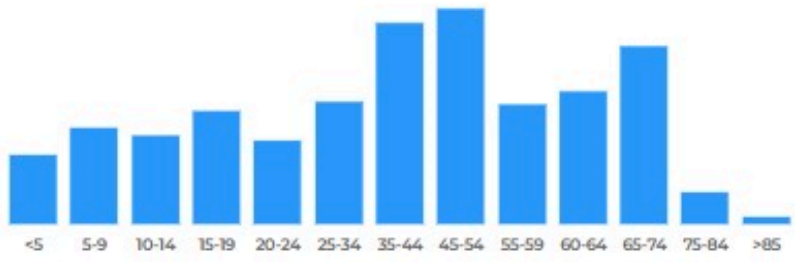
DAYTIME POPULATION

2,277

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

** Data Source: American Community Survey 5-year estimates*

POPULATION BY AGE GROUP



Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.

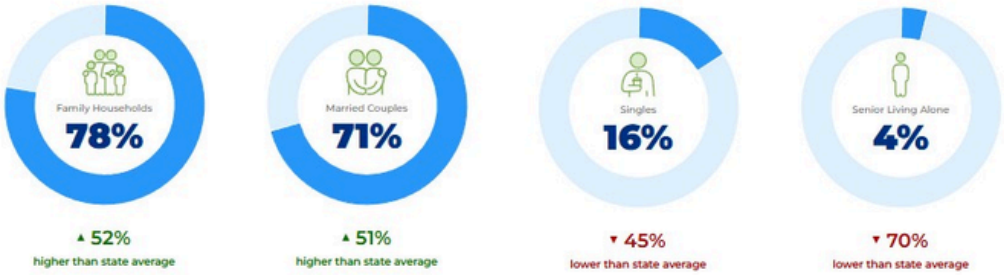
** Data Source: American Community Survey 5-year estimates*

DUNSTABLE DEMOGRAPHICS

HOUSEHOLDS

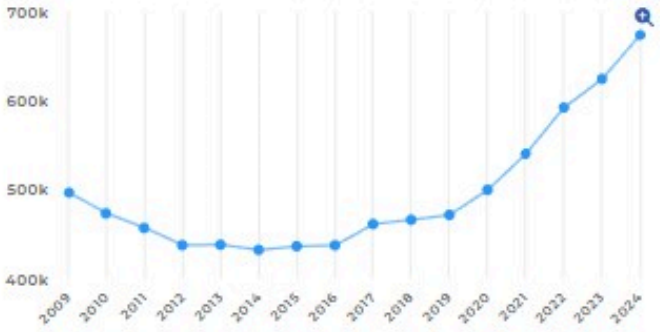
TOTAL HOUSEHOLDS
1,117

It is important to consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the tax base.



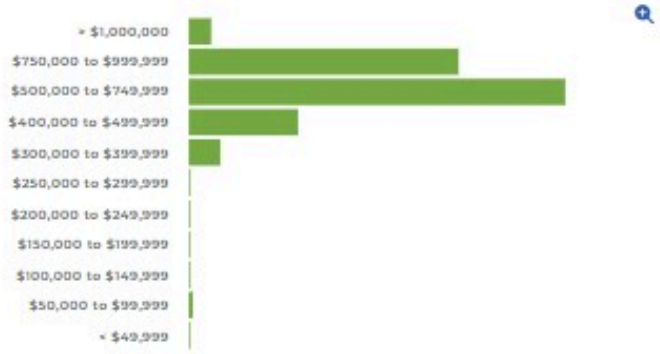
HOUSING

2024 MEDIAN HOME VALUE
$674,000



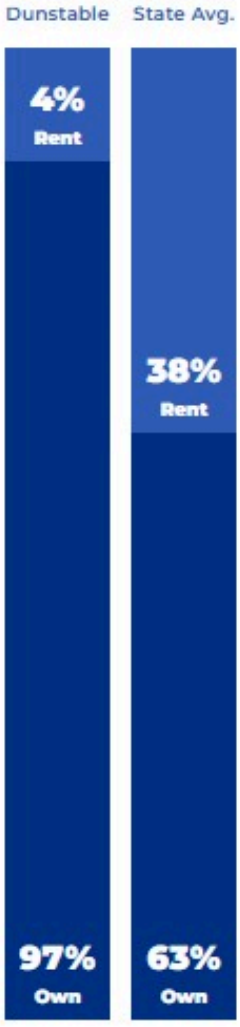
** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

HOME VALUE DISTRIBUTION



** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

HOME OWNERS VS RENTERS



** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*