

# Gilbertville 01031

ZIP code · MA · Massachusetts > Worcester County

**SELLER'S MARKET**

**\$450K**

MEDIAN SALE PRICE

**+14.8%**

1-YR CHANGE

**15**

SALES (12 MO)

**\$388K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 77 / 100**

Buyer's market

Balanced

Seller's market

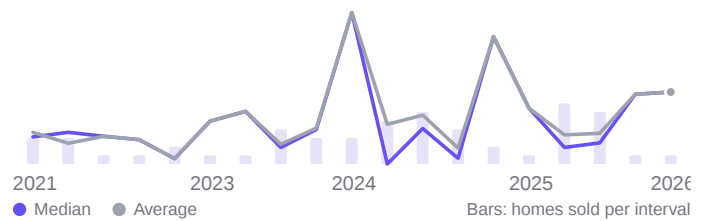
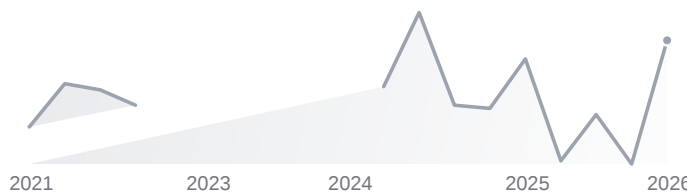
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$450K · Average \$450K

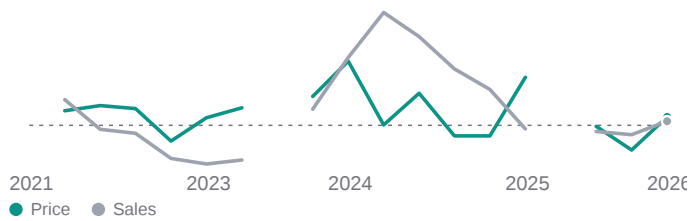


Growth (year over year)

Price +14.8% · Sales +7.1%

Price per square foot

\$293/ft²

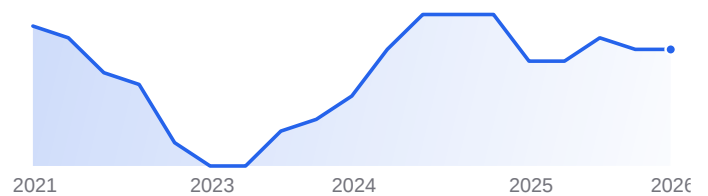


Sale premium vs estimated value

+5.8%

Annual turnover (share of homes sold)

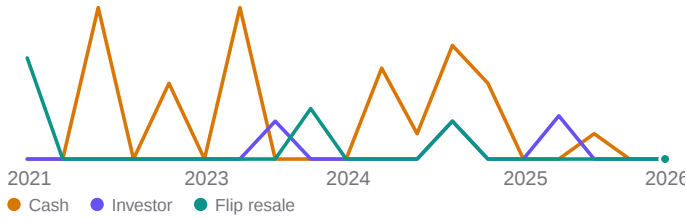
6.0%



## BUYERS & OUTCOMES

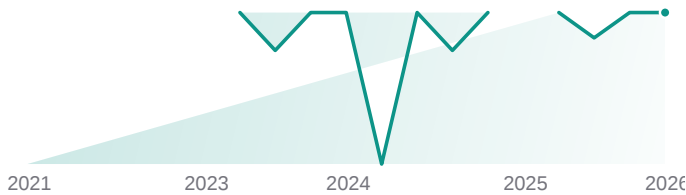
### Buyer mix

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



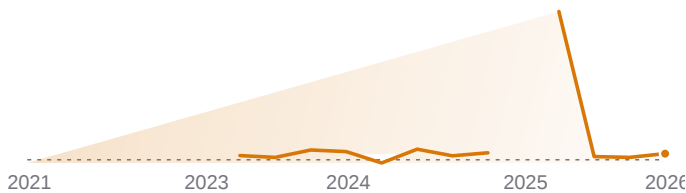
### Sellers who sold at a gain

100%

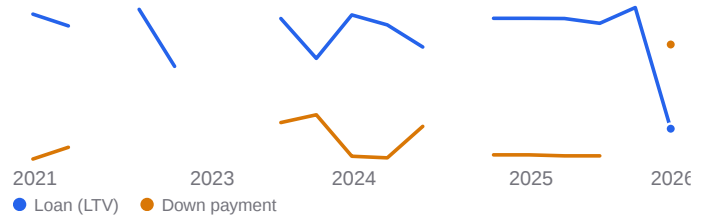


### Median annualized return at resale

+4.5%

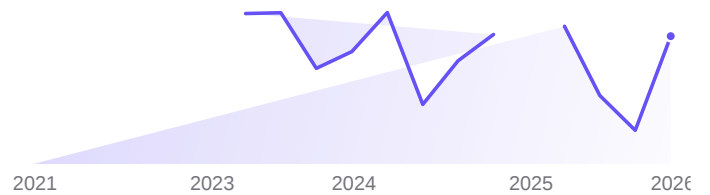


Financing (share of purchase price) Loan (LTV) 22% · Down payment 78%



### Typical hold before selling

15.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 249       |
| Median value (AVM) | \$388K    |
| Median size        | 1,728 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1961      |
| Single family      | 78%       |
| Condos             | 0.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 55%  |
| Underwater (LTV 125% or more) | 1.6% |
| Owner occupied                | 60%  |
| Company owned                 | 7.2% |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**15.1 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>775</b>                 |
| Density                          | <b>78 / mi<sup>2</sup></b> |
| Median household income          | <b>\$73K</b>               |
| Average household income         | <b>\$86K</b>               |
| Crime index (US avg 100)         | <b>149</b>                 |
| Air pollution index (US avg 100) | <b>95</b>                  |
| Earthquake index (US avg 100)    | <b>57</b>                  |
| Homes occupied                   | <b>90%</b>                 |
| Bachelor's or higher             | <b>15%</b>                 |
| Poverty rate                     | <b>14.4%</b>               |
| Unemployment                     | <b>1.2%</b>                |
| Average temp                     | <b>46°F</b>                |
| Annual precip                    | <b>48 in</b>               |
| Sunshine                         | <b>50%</b>                 |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.