

Oakham 01068

ZIP code · MA · Massachusetts › Worcester County

BUYER'S MARKET

\$295K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



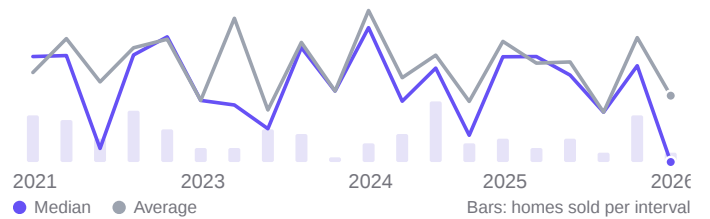
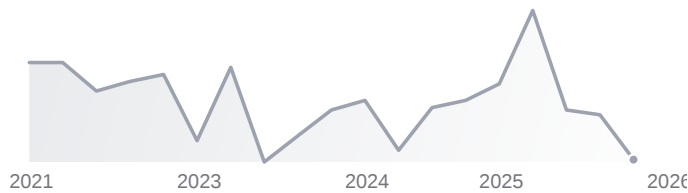
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$205K · Average \$358K

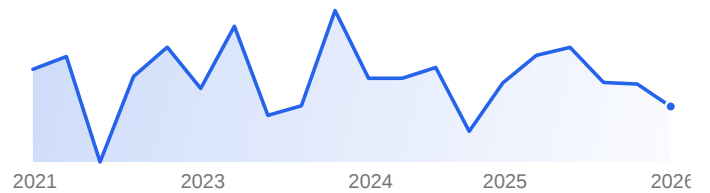
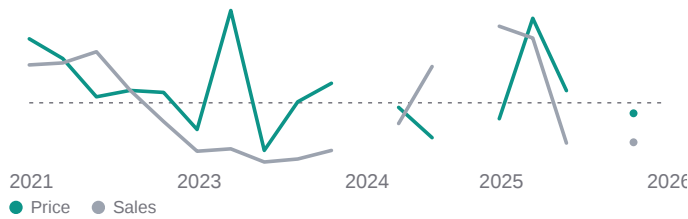


Growth (year over year)

Price -7.6% · Sales -28.6%

Price per square foot

\$173/ft²



Sale premium vs estimated value

-41.4%

Annual turnover (share of homes sold)

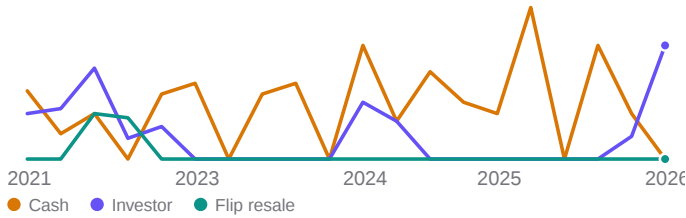
3.0%



BUYERS & OUTCOMES

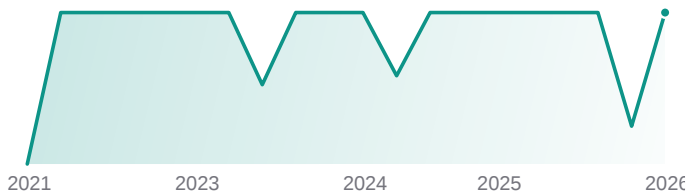
Buyer mix

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



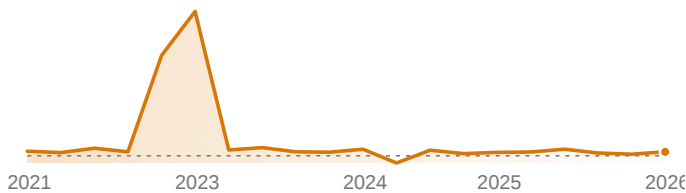
Sellers who sold at a gain

100%

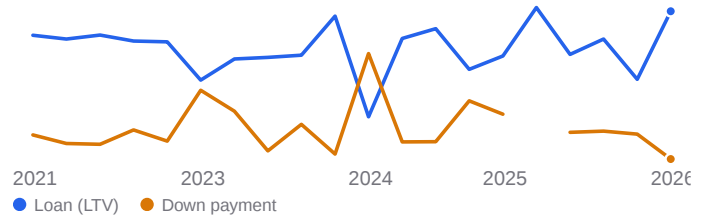


Median annualized return at resale

+4.3%

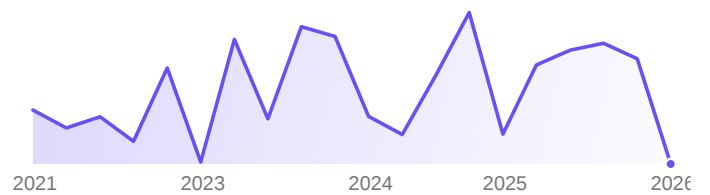


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



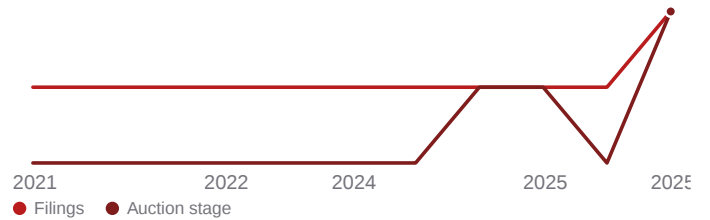
Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	742
Median value (AVM)	\$466K
Median size	1,820 ft²
Median bedrooms	3
Median year built	1986
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.6%
Owner occupied	86%
Company owned	4.3%
Median loan-to-value	47%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	1,913
Density	92 / mi²
Median household income	\$101K
Average household income	\$120K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	62
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	5.7%
Unemployment	1.2%
Average temp	45°F
Annual precip	48 in
Sunshine	50%

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