

Athol 01331

ZIP code · MA · Massachusetts > Worcester County > Athol

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

206

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

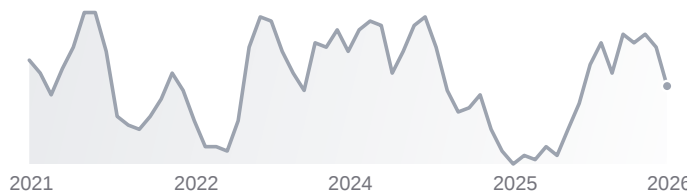
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

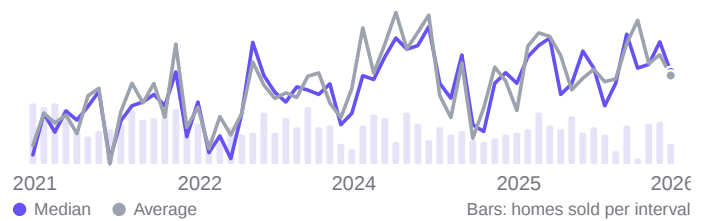
Market temperature (0-100)

57 / 100



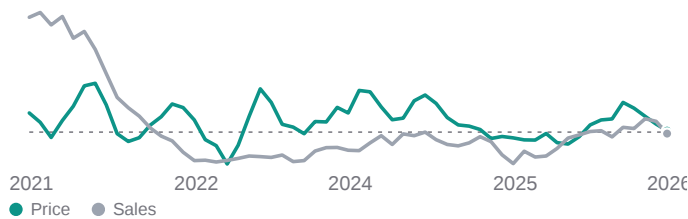
Sale prices

Median \$315K · Average \$310K



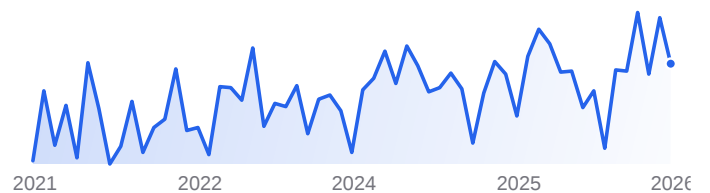
Growth (year over year)

Price +1.0% · Sales -1.0%



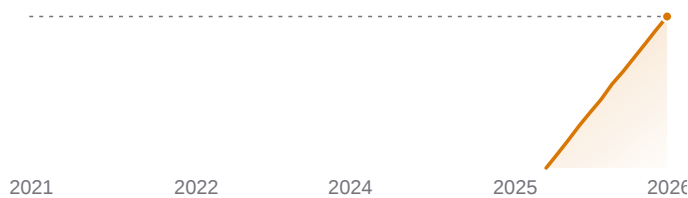
Price per square foot

\$229/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

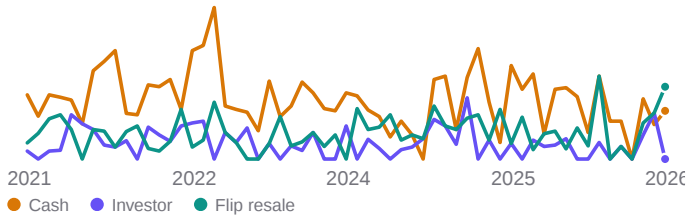
4.2%



BUYERS & OUTCOMES

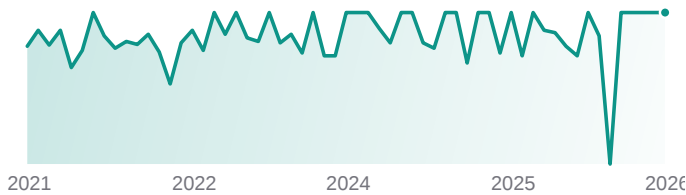
Buyer mix

Cash 18% · Investor 0% · Flip resale 27%



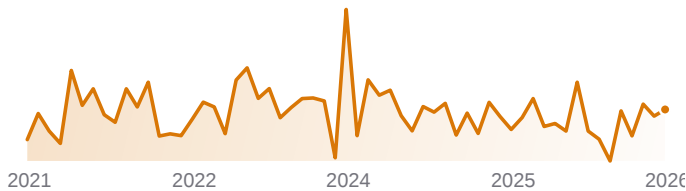
Sellers who sold at a gain

100%

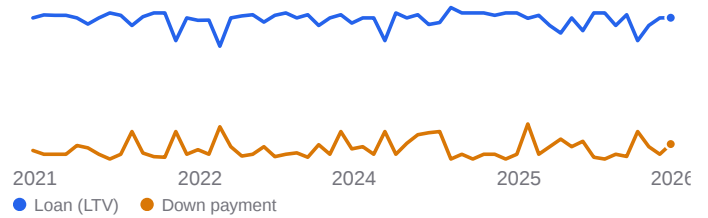


Median annualized return at resale

+8.2%

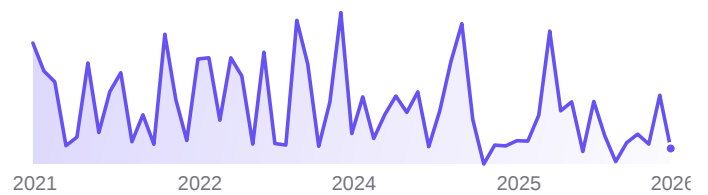


Financing (share of purchase price) Loan (LTV) 95% · Down payment 12%



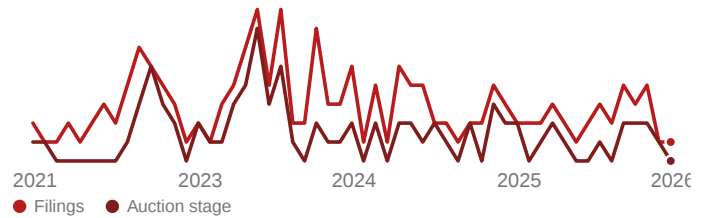
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,903
Median value (AVM)	\$335K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1950
Single family	87%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	6.8%
Median loan-to-value	45%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	13,781
Density	234 / mi²
Median household income	\$70K
Average household income	\$81K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	55
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	45°F
Annual precip	47 in
Sunshine	50%

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.