

Petersham 01366

ZIP code · MA · Massachusetts > Worcester County > Petersham

SELLER'S MARKET

\$528K

MEDIAN SALE PRICE

+37.0%

1-YR CHANGE

24

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

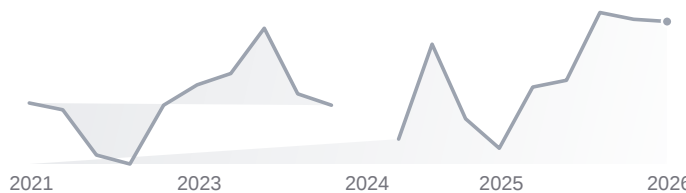
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

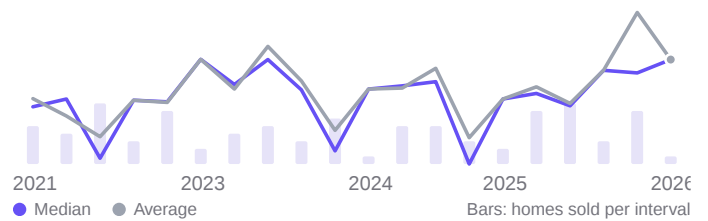
Market temperature (0–100)

79 / 100



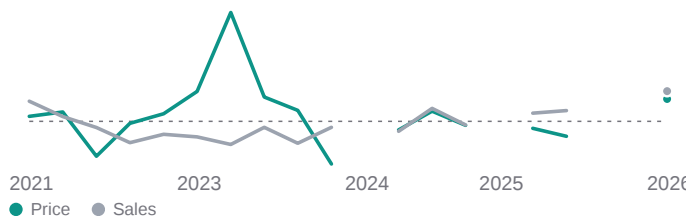
Sale prices

Median \$530K · Average \$530K



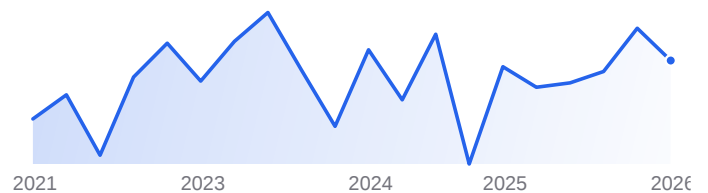
Growth (year over year)

Price +37.0% · Sales +50.0%



Price per square foot

\$240/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

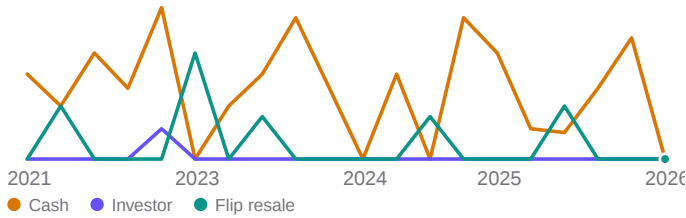
4.3%



BUYERS & OUTCOMES

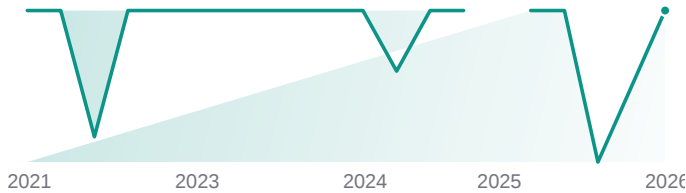
Buyer mix

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



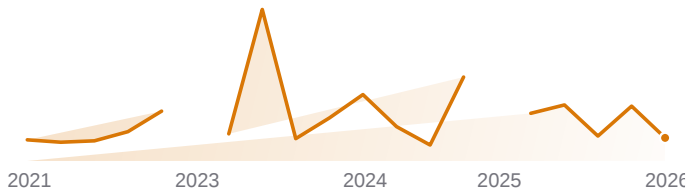
Sellers who sold at a gain

100%

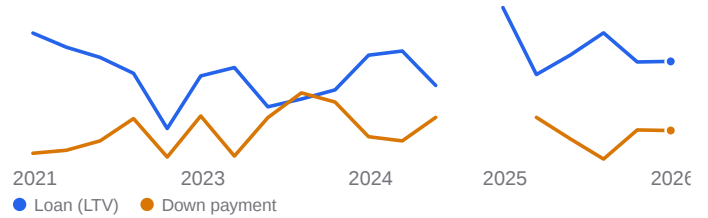


Median annualized return at resale

+3.8%

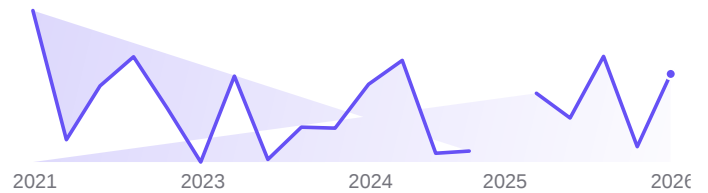


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



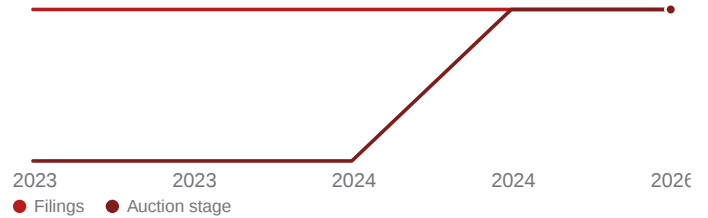
Typical hold before selling

16.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	552
Median value (AVM)	\$462K
Median size	1,814 ft²
Median bedrooms	3
Median year built	1967
Single family	85%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.0%
Owner occupied	73%
Company owned	11%
Median loan-to-value	43%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	819
Density	18 / mi²
Median household income	\$105K
Average household income	\$110K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	53
Homes occupied	87%
Bachelor's or higher	20%
Poverty rate	7.1%
Unemployment	1.4%
Average temp	46°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.