

Royalston 01368

ZIP code · MA · Massachusetts › Worcester County

STRONG SELLER'S MARKET

\$233K

MEDIAN SALE PRICE

+190.8%

1-YR CHANGE

21

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

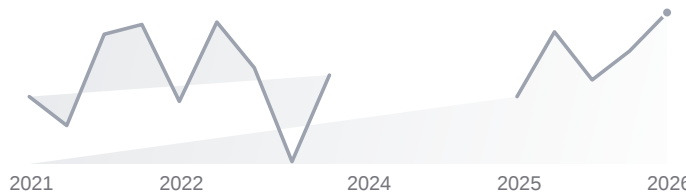
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

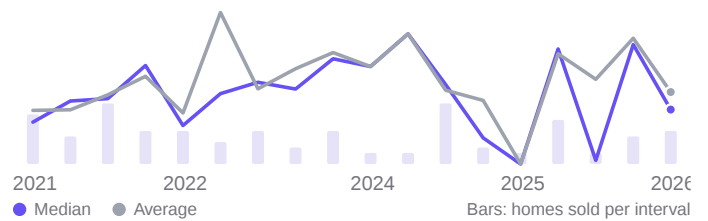
Market temperature (0–100)

81 / 100



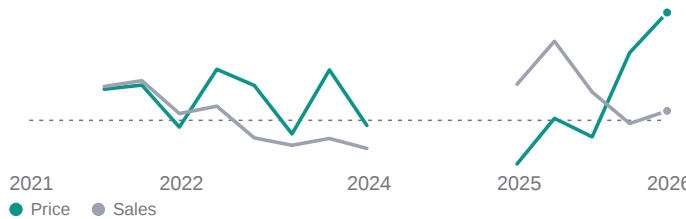
Sale prices

Median \$233K · Average \$282K



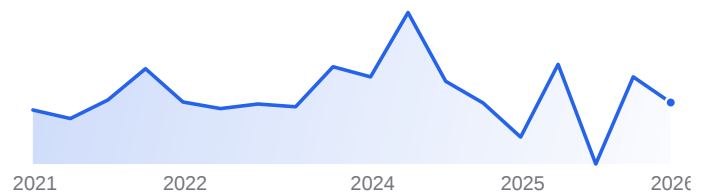
Growth (year over year)

Price +190.8% · Sales +16.7%



Price per square foot

\$165/ft²



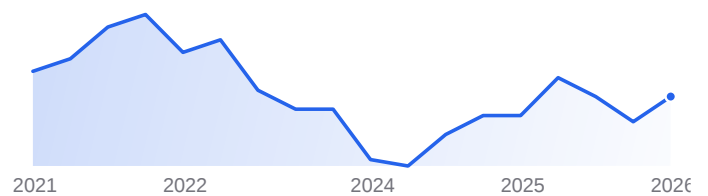
Sale premium vs estimated value

-47.6%



Annual turnover (share of homes sold)

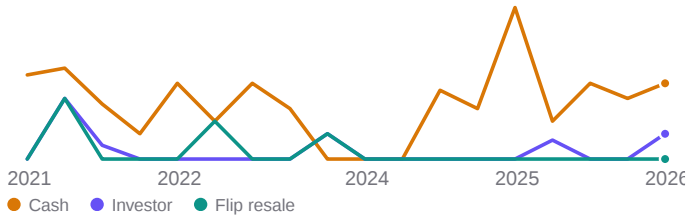
3.4%



BUYERS & OUTCOMES

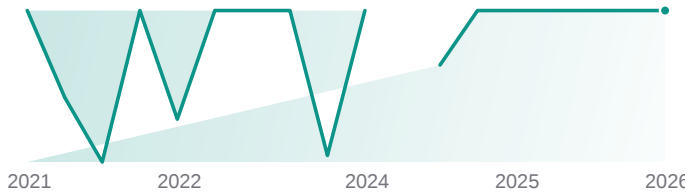
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



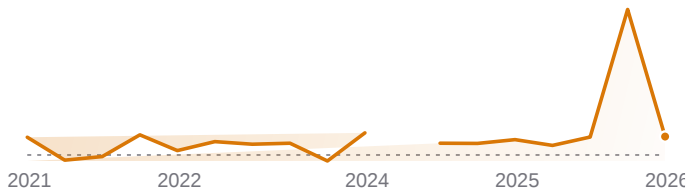
Sellers who sold at a gain

100%

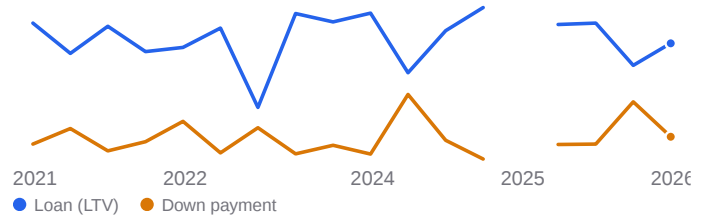


Median annualized return at resale

+8.8%

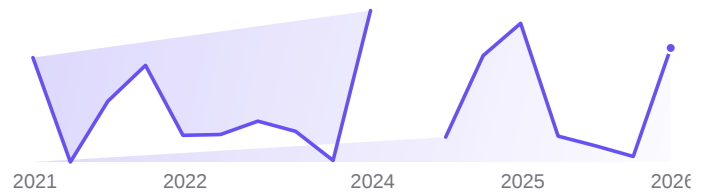


Financing (share of purchase price) Loan (LTV) 77% · Down payment 15%



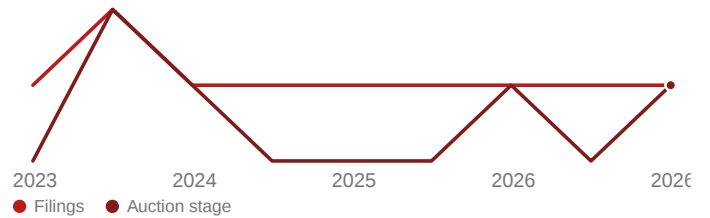
Typical hold before selling

16.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	614
Median value (AVM)	\$387K
Median size	1,573 ft²
Median bedrooms	3
Median year built	1975
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	76%
Company owned	9.0%
Median loan-to-value	37%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	1,568
Density	35 / mi²
Median household income	\$95K
Average household income	\$104K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	64
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	11.8%
Unemployment	1.4%
Average temp	45°F
Annual precip	47 in
Sunshine	50%

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.