

Wendell 01379

ZIP code · MA · Massachusetts > Franklin County

\$223K

MEDIAN SALE PRICE

+34.8%

1-YR CHANGE

6

SALES (12 MO)

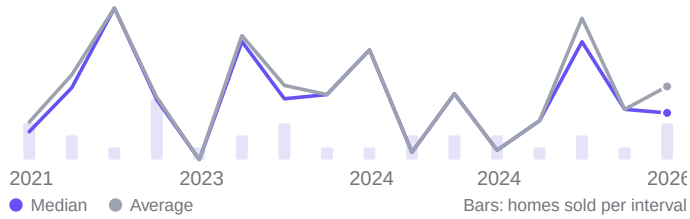
\$328K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$188K · Average \$267K



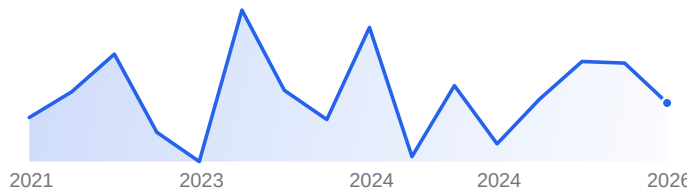
Growth (year over year)

Price +34.8% · Sales +20.0%



Price per square foot

\$174/ft²



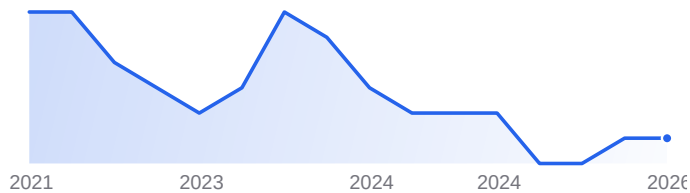
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

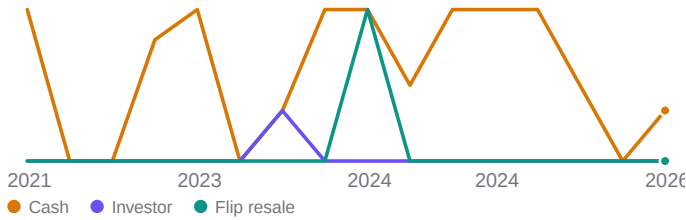
1.5%



BUYERS & OUTCOMES

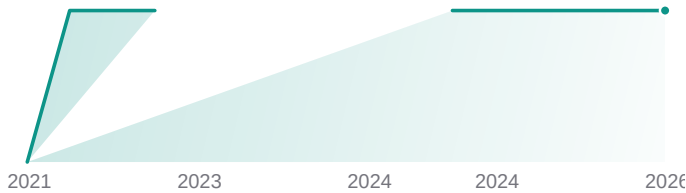
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



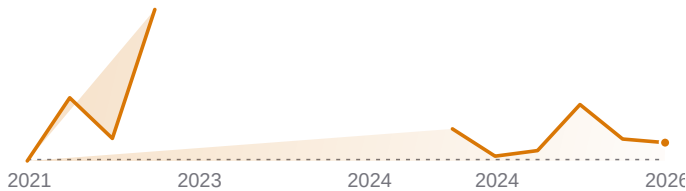
Sellers who sold at a gain

100%

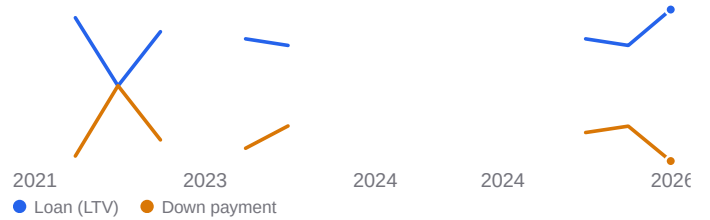


Median annualized return at resale

+7.0%

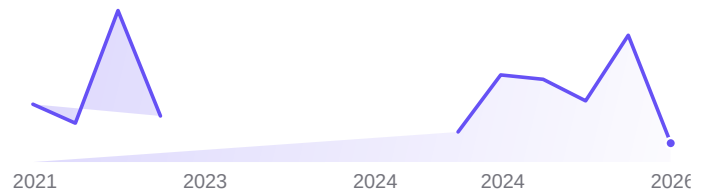


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



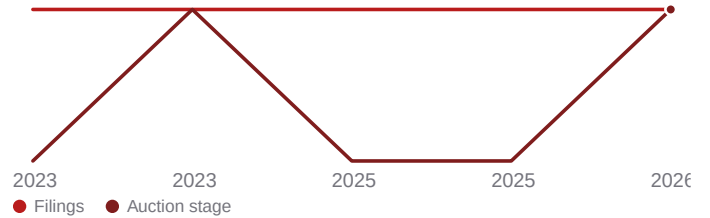
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	400
Median value (AVM)	\$328K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1984
Single family	83%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	9.0%
Median loan-to-value	27%

Typical ownership tenure

20.4 yrs

COMMUNITY

Population	643
Density	29 / mi²
Median household income	\$67K
Average household income	\$77K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	52
Homes occupied	92%
Bachelor's or higher	26%
Poverty rate	12.0%
Unemployment	1.2%
Average temp	45°F
Annual precip	49 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.