

Ashburnham 01430

ZIP code · MA · Massachusetts > Worcester County

STRONG SELLER'S MARKET

\$488K

MEDIAN SALE PRICE

+24.7%

1-YR CHANGE

114

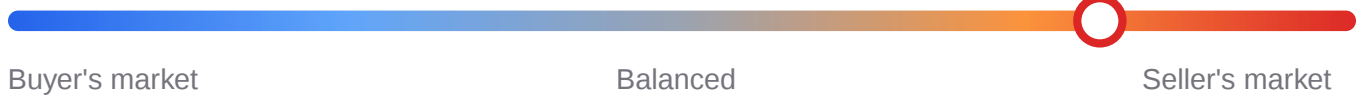
SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100



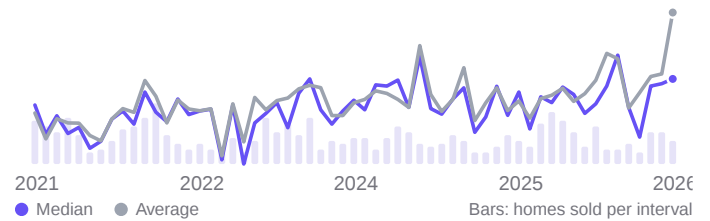
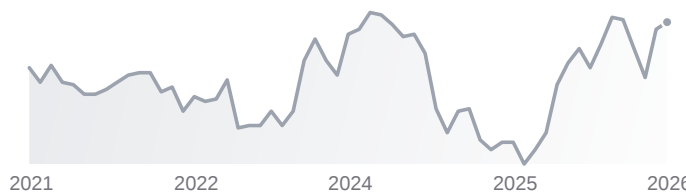
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

81 / 100

Sale prices

Median \$505K · Average \$784K

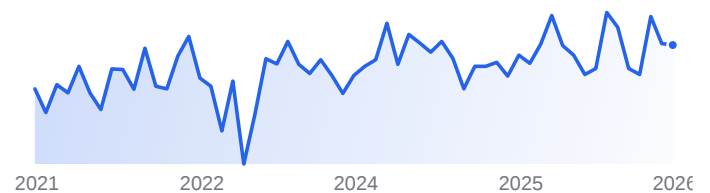
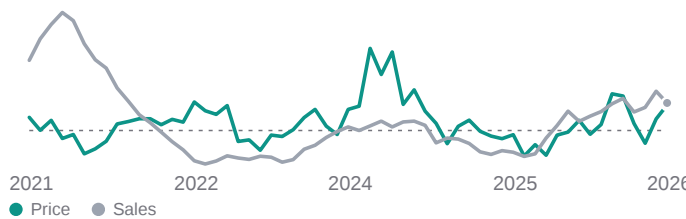


Growth (year over year)

Price +24.7% · Sales +26.7%

Price per square foot

\$295/ft²

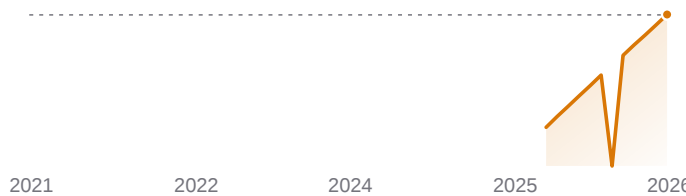


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

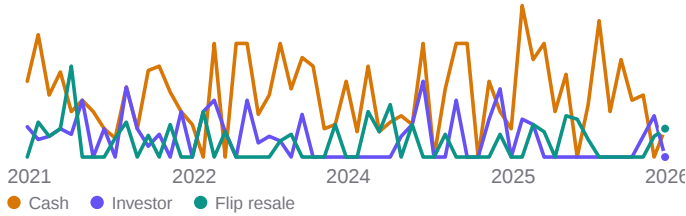
4.3%



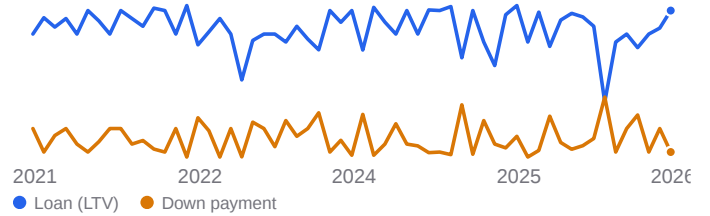
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 13%

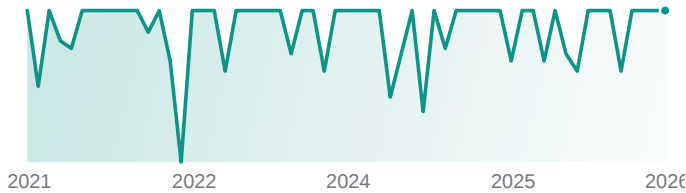


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



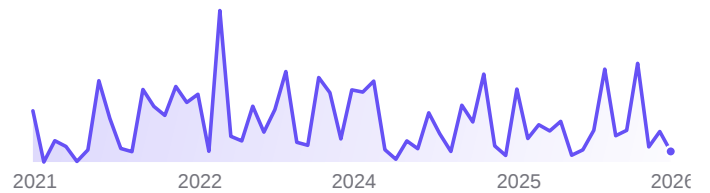
Sellers who sold at a gain

100%



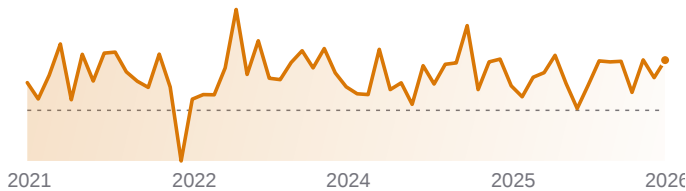
Typical hold before selling

2.9 yrs



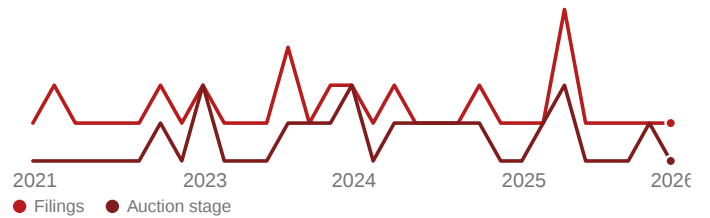
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,664
Median value (AVM)	\$468K
Median size	1,547 ft²
Median bedrooms	3
Median year built	1974
Single family	95%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	9.1%
Median loan-to-value	46%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	6,059
Density	157 / mi²
Median household income	\$119K
Average household income	\$135K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	68
Homes occupied	87%
Bachelor's or higher	24%
Poverty rate	8.4%
Unemployment	1.4%
Average temp	45°F
Annual precip	49 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.