

Baldwinville 01436

ZIP code · MA · Massachusetts > Worcester County > Baldwinville

BUYER'S MARKET

\$300K

MEDIAN SALE PRICE

-23.0%

1-YR CHANGE

27

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



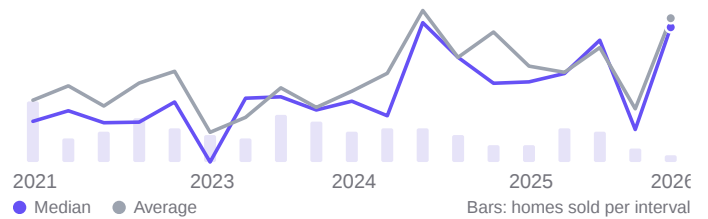
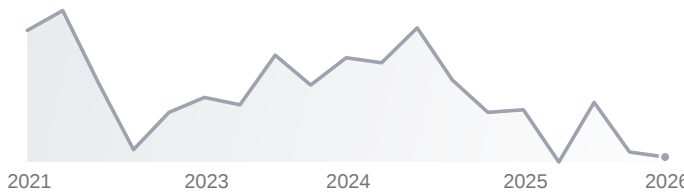
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$416K · Average \$428K

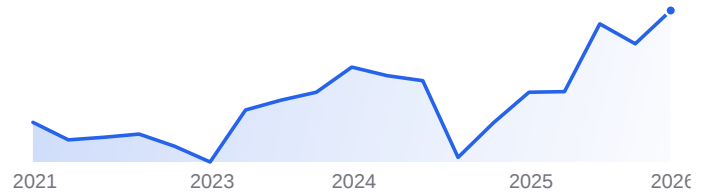
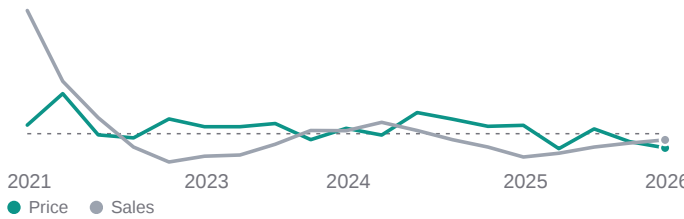


Growth (year over year)

Price -23.0% · Sales -10.0%

Price per square foot

\$309/ft²

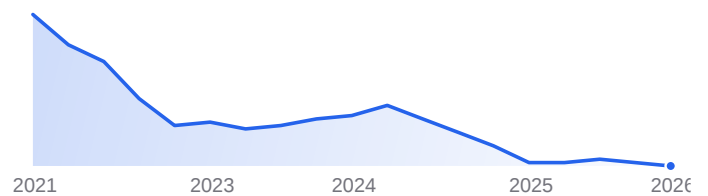


Sale premium vs estimated value

+6.1%

Annual turnover (share of homes sold)

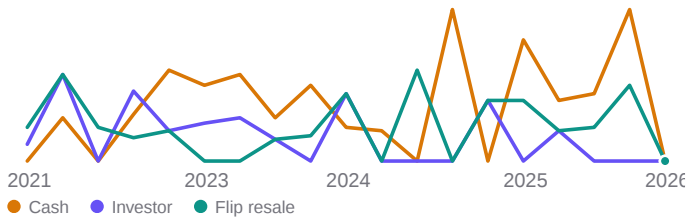
3.0%



BUYERS & OUTCOMES

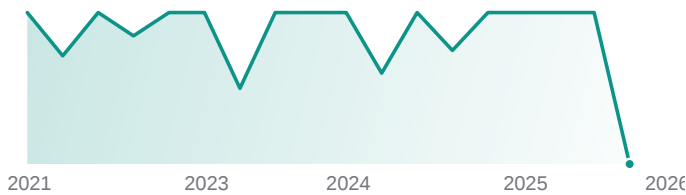
Buyer mix

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



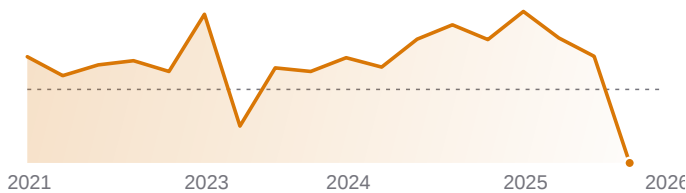
Sellers who sold at a gain

50%

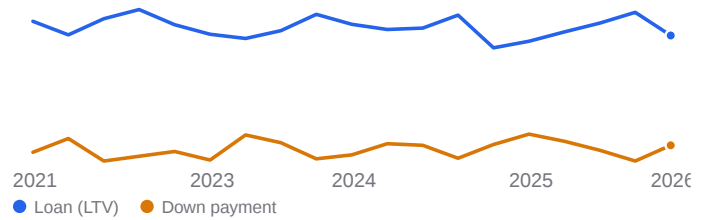


Median annualized return at resale

-13.6%

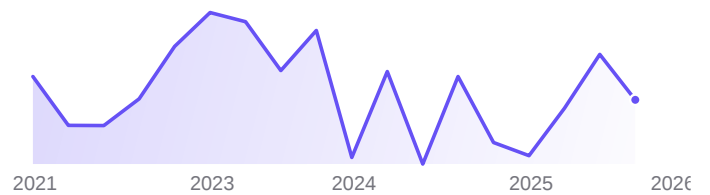


Financing (share of purchase price) Loan (LTV) 83% · Down payment 12%



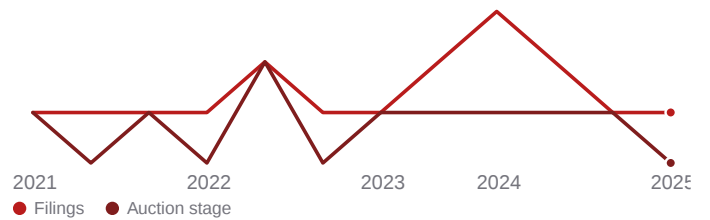
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	909
Median value (AVM)	\$389K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1952
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.5%
Owner occupied	93%
Company owned	7.2%
Median loan-to-value	46%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	3,339
Density	296 / mi²
Median household income	\$84K
Average household income	\$95K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	62
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	4.9%
Unemployment	1.2%
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.