

Hubbardston 01452

ZIP code · MA · Massachusetts › Worcester County

BALANCED MARKET

\$633K

MEDIAN SALE PRICE

+60.2%

1-YR CHANGE

44

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



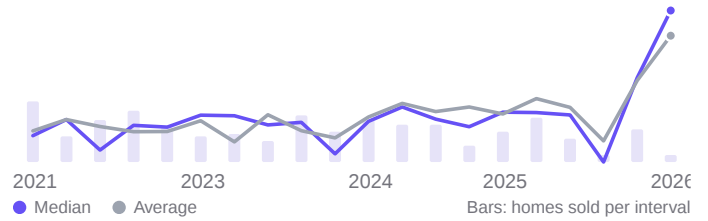
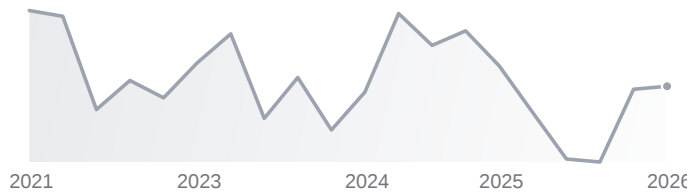
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$800K · Average \$708K

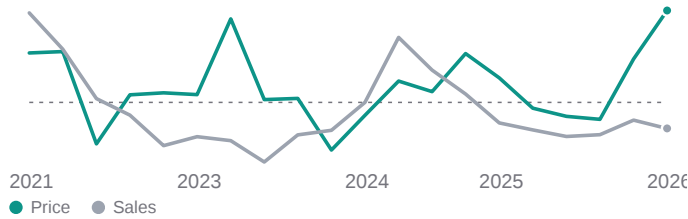


Growth (year over year)

Price +60.2% · Sales -17.0%

Price per square foot

\$281/ft²

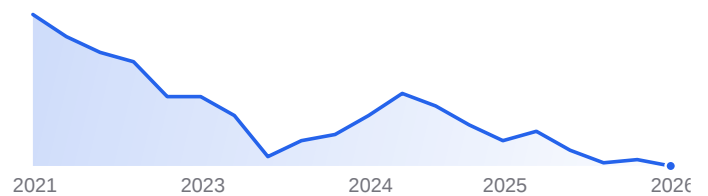
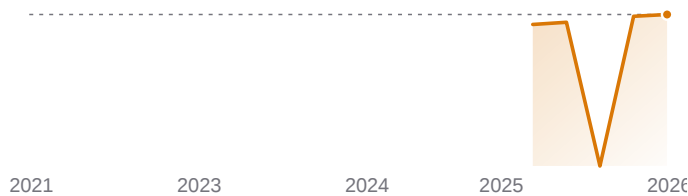


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

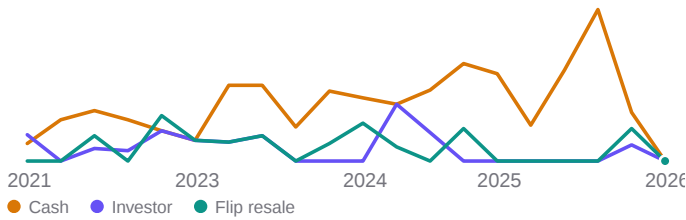
2.6%



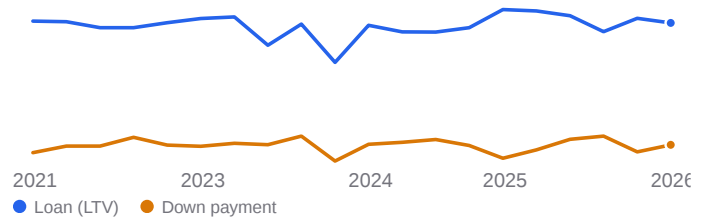
BUYERS & OUTCOMES

Buyer mix

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

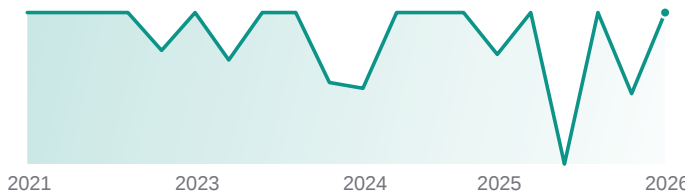


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



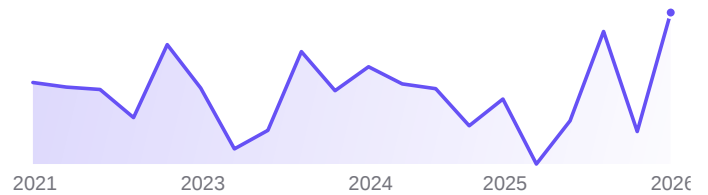
Sellers who sold at a gain

100%



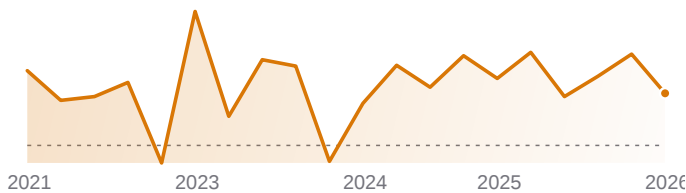
Typical hold before selling

21.0 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,707
Median value (AVM)	\$468K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1988
Single family	90%
Condos	7.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	6.7%
Median loan-to-value	44%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	4,698
Density	106 / mi ²
Median household income	\$114K
Average household income	\$122K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	7.1%
Unemployment	1.4%
Average temp	45°F
Annual precip	47 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.