

Westminster 01473

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$547K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

103

SALES (12 MO)

\$548K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



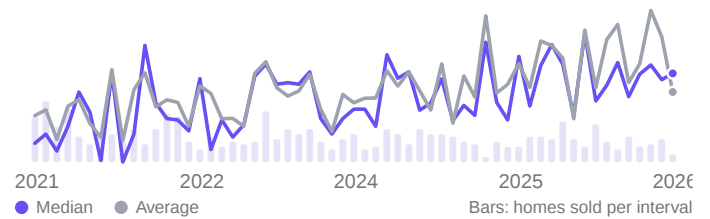
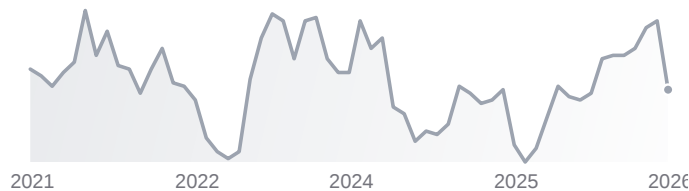
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$545K · Average \$485K

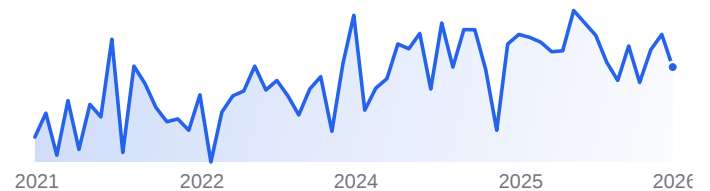
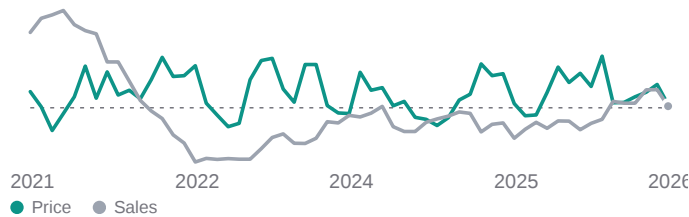


Growth (year over year)

Price +2.0% · Sales +1.0%

Price per square foot

\$288/ft²

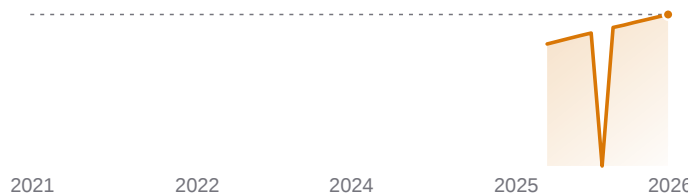


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

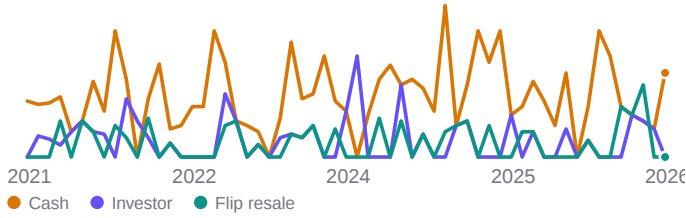
3.2%



BUYERS & OUTCOMES

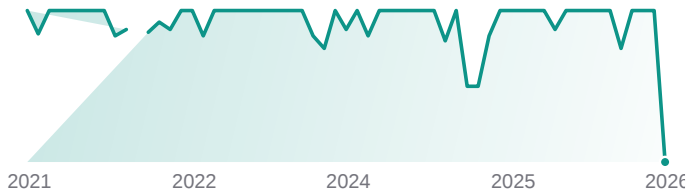
Buyer mix

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



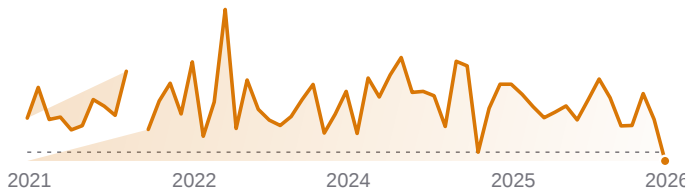
Sellers who sold at a gain

0%

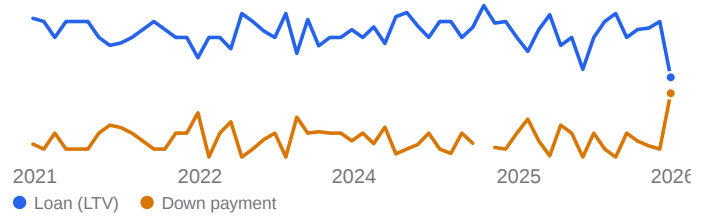


Median annualized return at resale

-1.0%

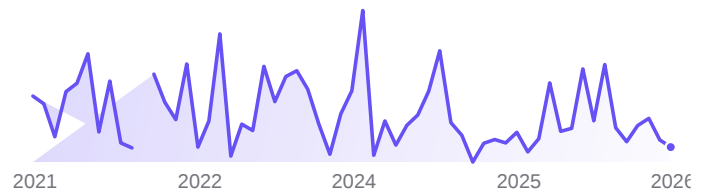


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



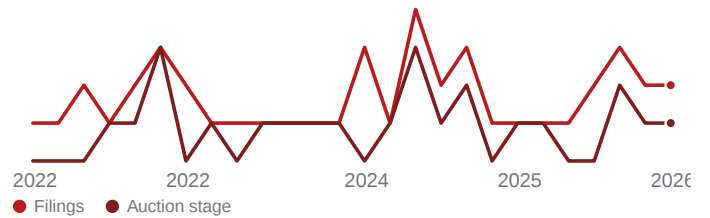
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,173
Median value (AVM)	\$548K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1978
Single family	92%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	16%
Median loan-to-value	45%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	8,703
Density	234 / mi ²
Median household income	\$99K
Average household income	\$129K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	62
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	3.6%
Unemployment	1.2%
Average temp	46°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.