

Winchendon 01475

ZIP code · MA · Massachusetts > Worcester County > Winchendon

BALANCED MARKET

\$377K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

132

SALES (12 MO)

\$386K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



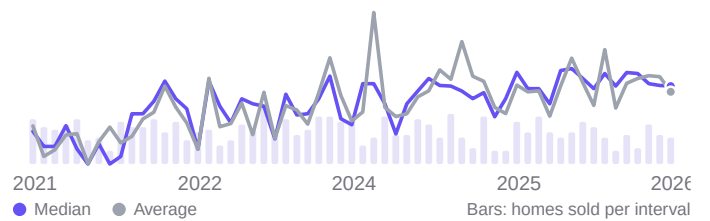
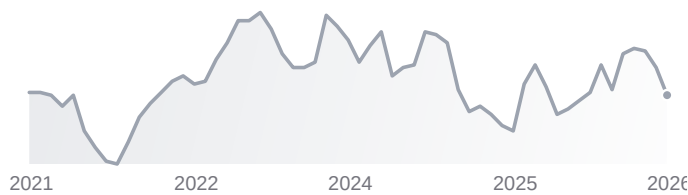
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$375K · Average \$364K

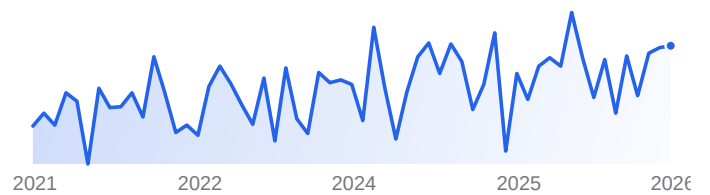
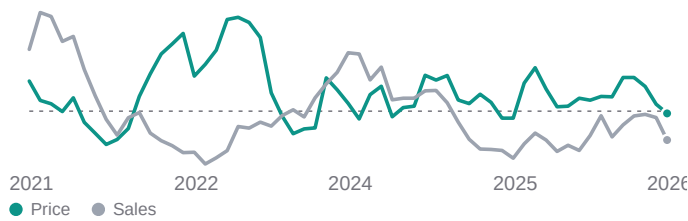


Growth (year over year)

Price -1.0% · Sales -12.6%

Price per square foot

\$240/ft²

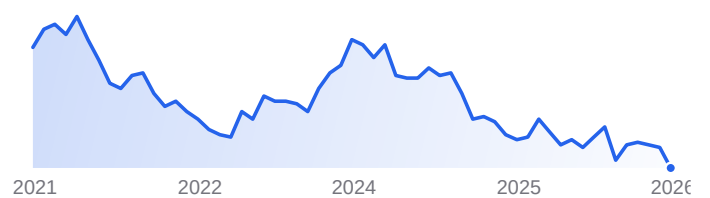
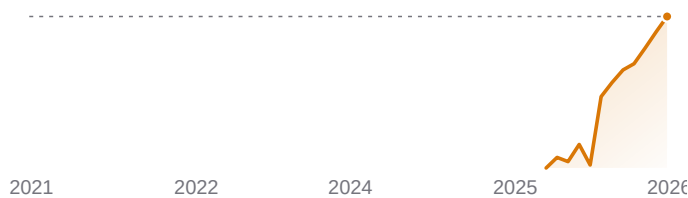


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

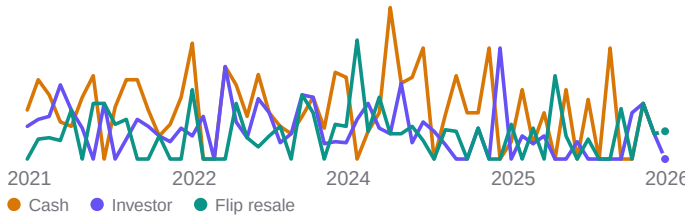
3.9%



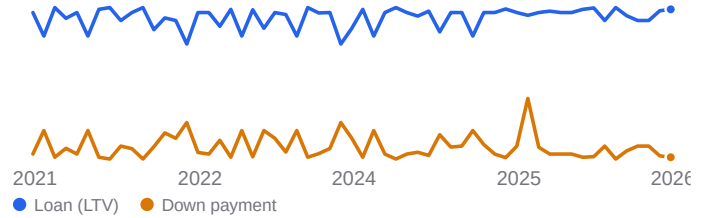
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 0% · Flip resale 10%

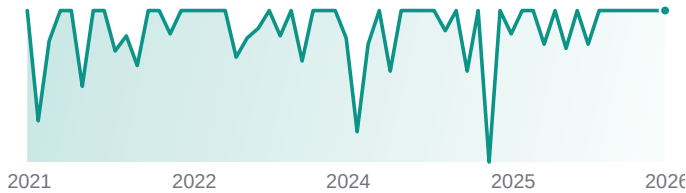


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.9%



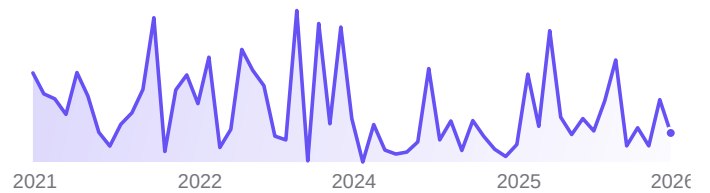
Sellers who sold at a gain

100%



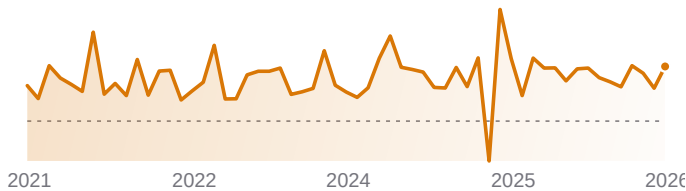
Typical hold before selling

4.7 yrs



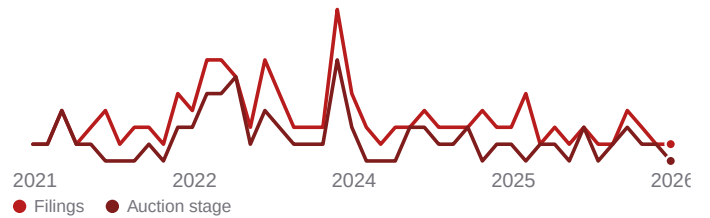
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,357
Median value (AVM)	\$386K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1978
Single family	87%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	10%
Median loan-to-value	48%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	10,310
Density	240 / mi²
Median household income	\$90K
Average household income	\$111K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	65
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	11.0%
Unemployment	1.2%
Average temp	45°F
Annual precip	47 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.