

Berlin 01503

ZIP code · MA · Massachusetts · Worcester County

SELLER'S MARKET

\$705K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

45

SALES (12 MO)

\$649K

MEDIAN VALUE (AVM)

Market temperature

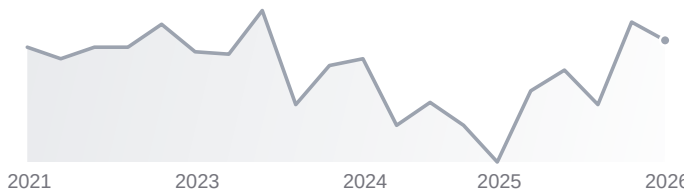
Seller's market · 71 / 100



MARKET TRENDS (5 YEARS)

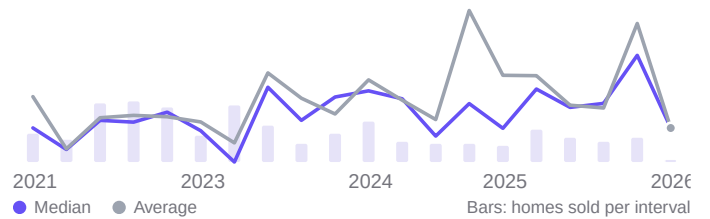
Market temperature (0–100)

71 / 100



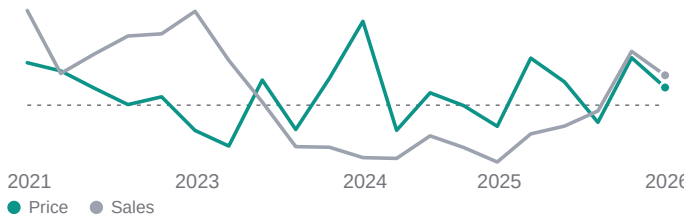
Sale prices

Median \$549K · Average \$549K



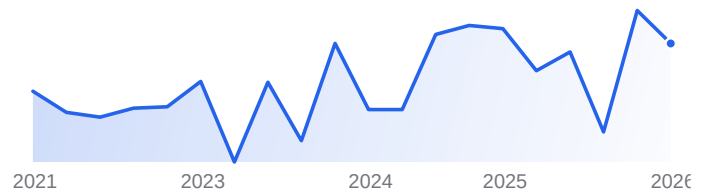
Growth (year over year)

Price +12.8% · Sales +21.6%



Price per square foot

\$349/ft²



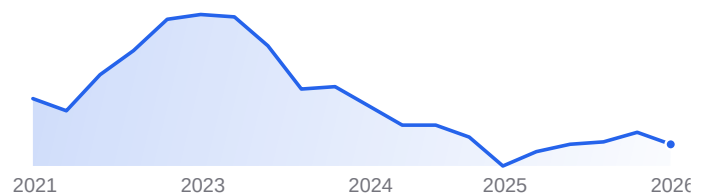
Sale premium vs estimated value

+3.4%



Annual turnover (share of homes sold)

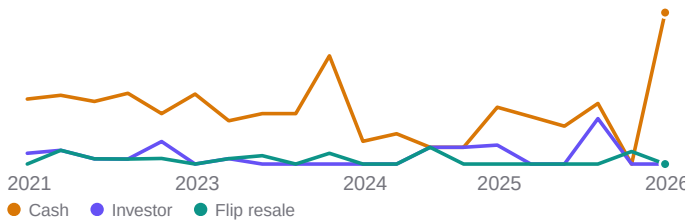
3.7%



BUYERS & OUTCOMES

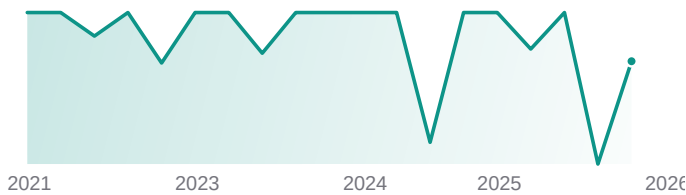
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



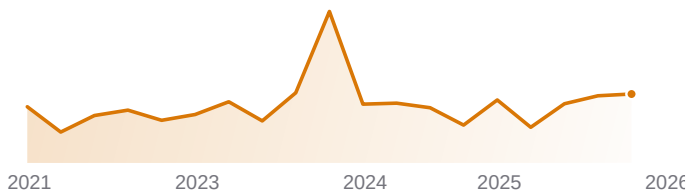
Sellers who sold at a gain

92%

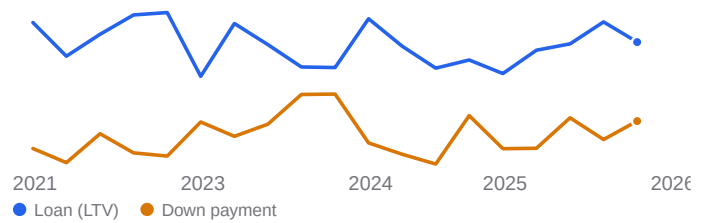


Median annualized return at resale

+5.7%

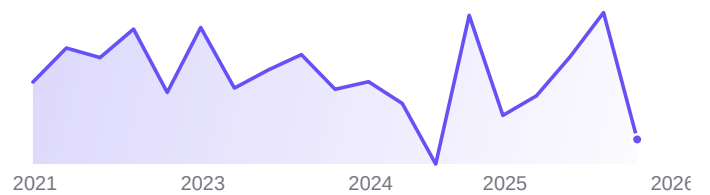


Financing (share of purchase price) Loan (LTV) 70% · Down payment 29%



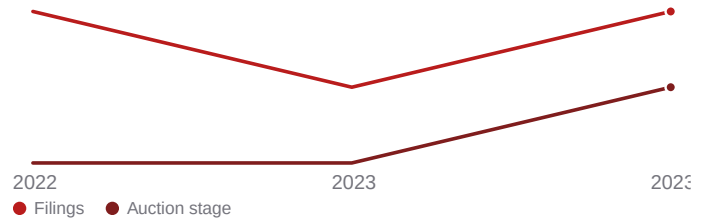
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,215
Median value (AVM)	\$649K
Median size	1,987 ft²
Median bedrooms	3
Median year built	1986
Single family	72%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	91%
Company owned	19%
Median loan-to-value	45%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	3,412
Density	254 / mi²
Median household income	\$117K
Average household income	\$169K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	68
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	5.6%
Unemployment	1.2%
Average temp	48°F
Annual precip	48 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.