

Blackstone 01504

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$449K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

94

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



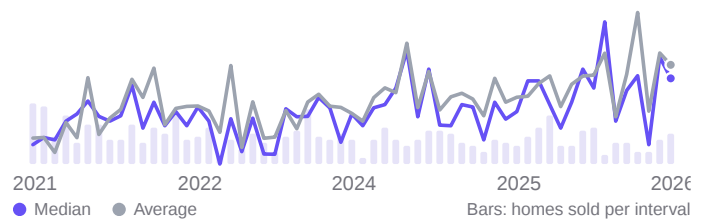
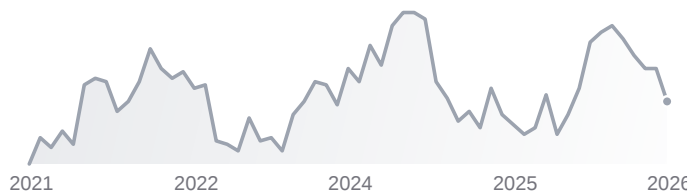
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$481K · Average \$509K

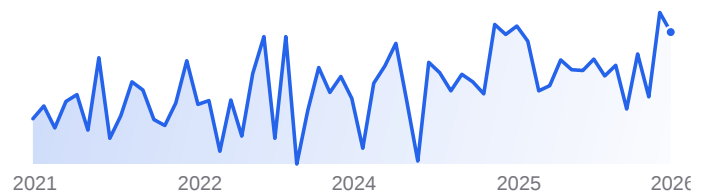
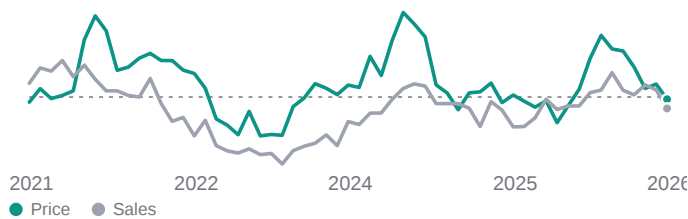


Growth (year over year)

Price -1.0% · Sales -5.1%

Price per square foot

\$342/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

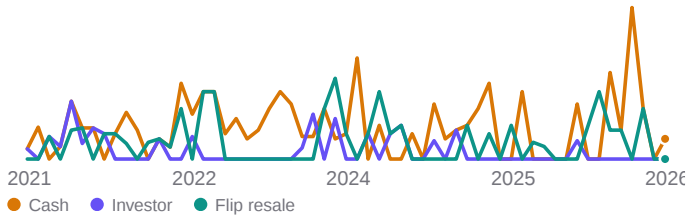
3.1%



BUYERS & OUTCOMES

Buyer mix

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



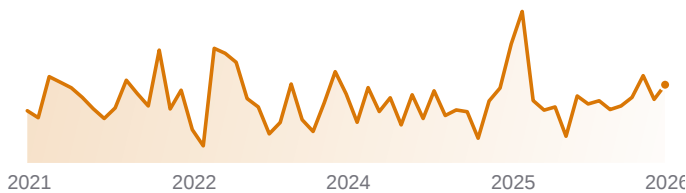
Sellers who sold at a gain

100%

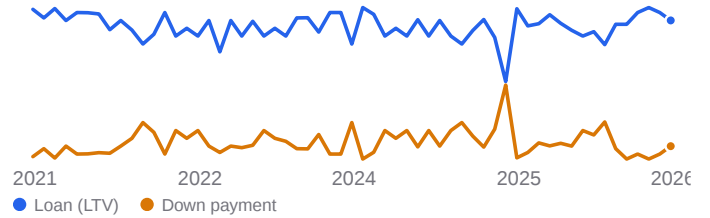


Median annualized return at resale

+6.9%

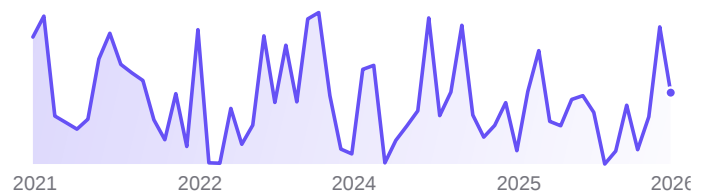


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



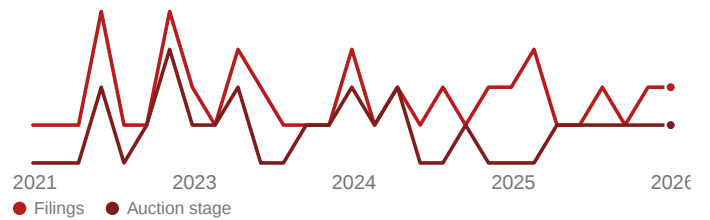
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,985
Median value (AVM)	\$439K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1976
Single family	75%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.3%
Owner occupied	88%
Company owned	8.3%
Median loan-to-value	52%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	9,321
Density	819 / mi ²
Median household income	\$97K
Average household income	\$118K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	57
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	5.4%
Unemployment	1.3%
Average temp	49°F
Annual precip	50 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.