Boylston 01505

ZIP code · MA · Massachusetts › Worcester County

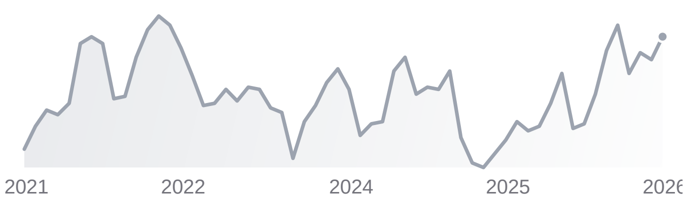
SELLER'S MARKET

$696K	+33.5%	69	$667K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

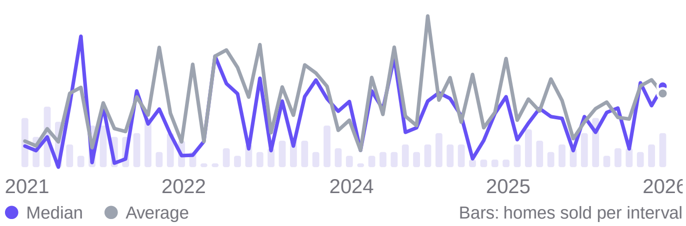
Market temperature Seller's market · 78 / 100

MARKET TRENDS (5 YEARS)

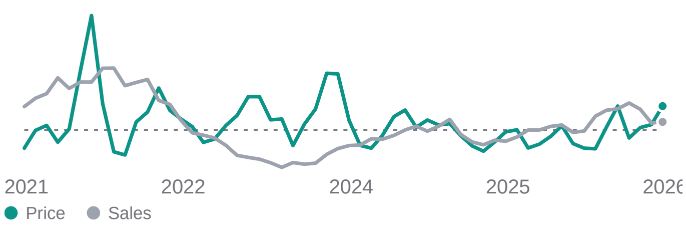
Market temperature (0–100) 78 / 100



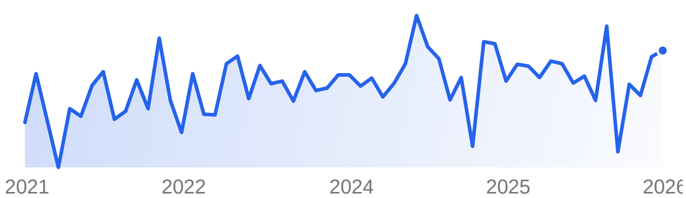
Sale prices Median $725K · Average $686K



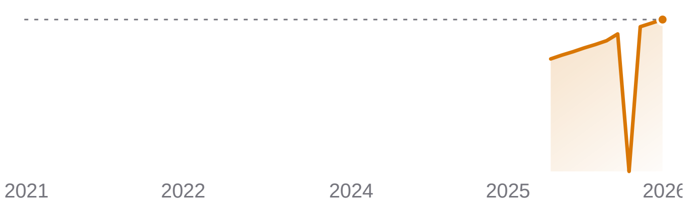
Growth (year over year) Price +33.5% · Sales +11.3%



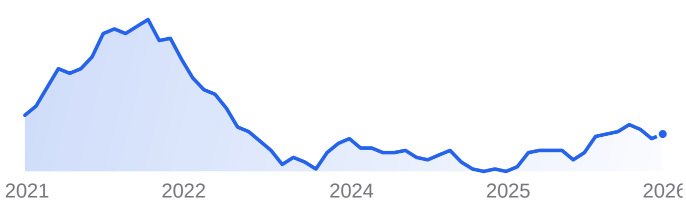
Price per square foot $354/ft²



Sale premium vs estimated value +0.0%

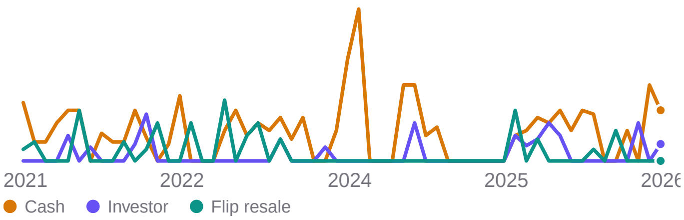


Annual turnover (share of homes sold) 3.7%

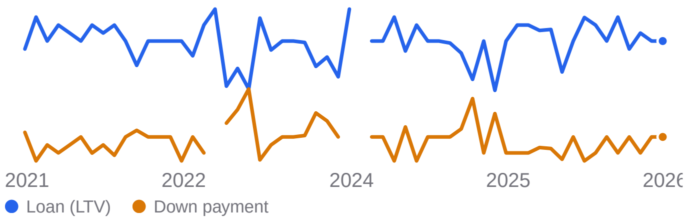


BUYERS & OUTCOMES

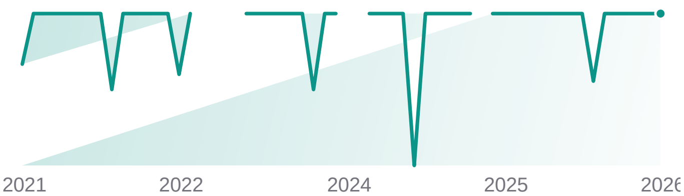
Buyer mix **Cash 33% · Investor 11% · Flip resale 0%**



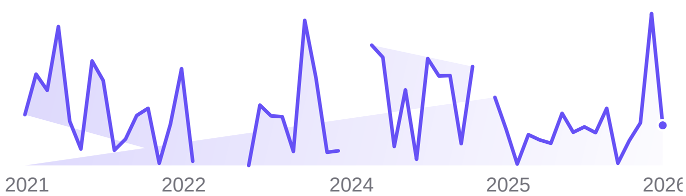
Financing (share of purchase price) **Loan (LTV) 80% · Down payment 20%**



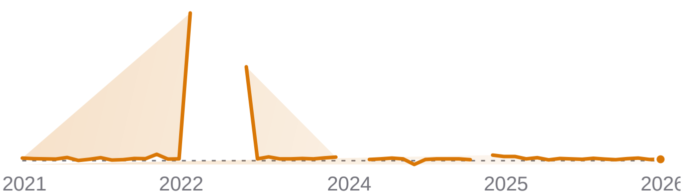
Sellers who sold at a gain **100%**



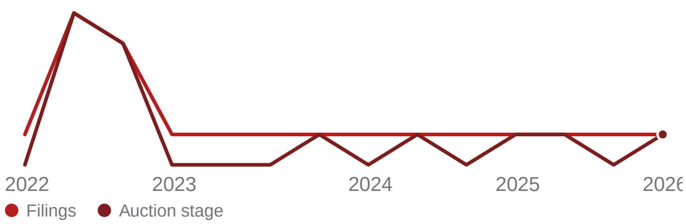
Typical hold before selling **5.9 yrs**



Median annualized return at resale **+3.6%**



Preforeclosure filings **Filings 1 · Auction stage 1**



HOUSING STOCK

Homes	**1,864**
Median value (AVM)	**$667K**
Median size	**1,892 ft²**
Median bedrooms	**3**
Median year built	**1977**
Single family	**81%**
Condos	**15%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**59%**
Underwater (LTV 125% or more)	**1.2%**
Owner occupied	**87%**
Company owned	**16%**
Median loan-to-value	**44%**

Typical ownership tenure	**13.4 yrs**

COMMUNITY

Population	**4,451**
Density	**262 / mi²**
Median household income	**$130K**
Average household income	**$162K**
Crime index (US avg 100)	**43**
Air pollution index (US avg 100)	**100**
Earthquake index (US avg 100)	**65**
Homes occupied	**96%**
Bachelor's or higher	**30%**
Poverty rate	**8.3%**
Unemployment	**1.3%**
Average temp	**47°F**
Annual precip	**48 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.