

Charlton 01507

ZIP code · MA · Massachusetts · Worcester County

BALANCED MARKET

\$468K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

136

SALES (12 MO)

\$501K

MEDIAN VALUE (AVM)

Market temperature

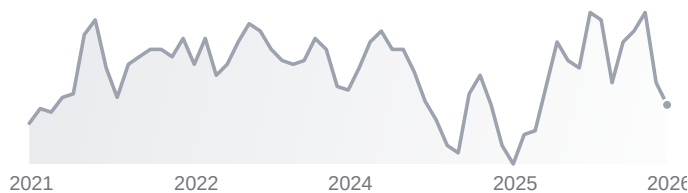
Balanced market · 42 / 100



MARKET TRENDS (5 YEARS)

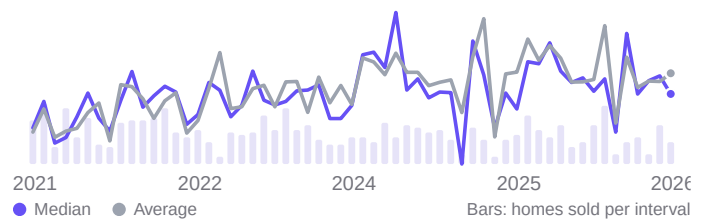
Market temperature (0-100)

42 / 100



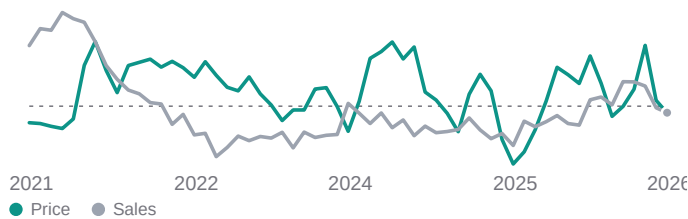
Sale prices

Median \$440K · Average \$495K



Growth (year over year)

Price -2.9% · Sales -2.9%



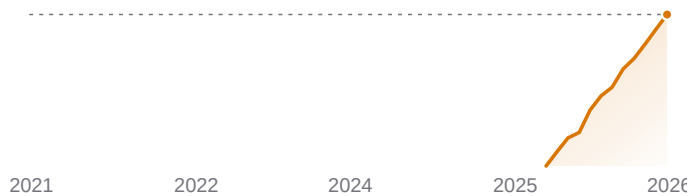
Price per square foot

\$267/ft²



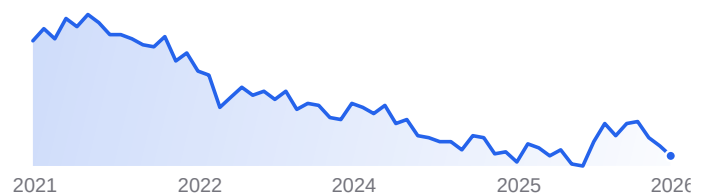
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

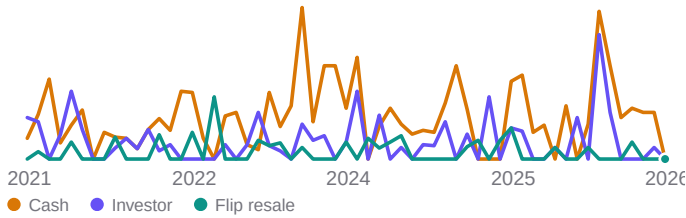
2.9%



BUYERS & OUTCOMES

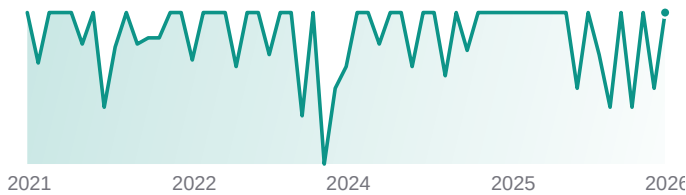
Buyer mix

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



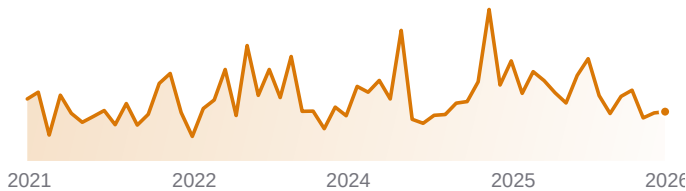
Sellers who sold at a gain

100%

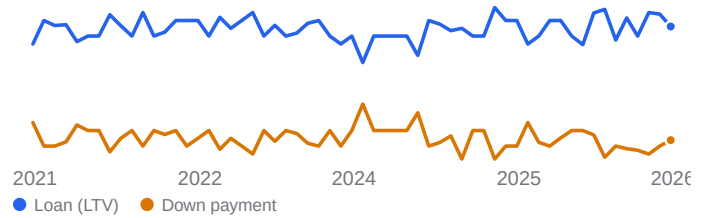


Median annualized return at resale

+3.9%

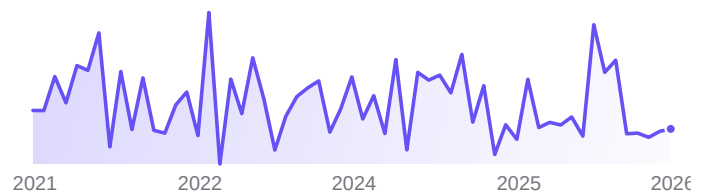


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



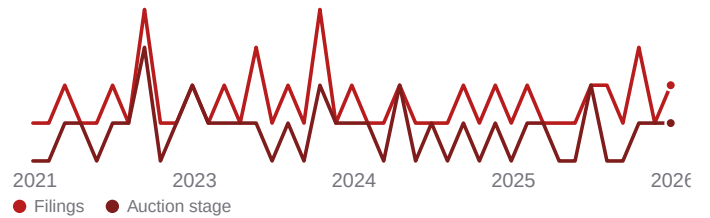
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,633
Median value (AVM)	\$501K
Median size	1,786 ft²
Median bedrooms	3
Median year built	1987
Single family	93%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	13%
Median loan-to-value	50%

Typical ownership tenure

18.4 yrs

COMMUNITY

Population	13,647
Density	312 / mi²
Median household income	\$120K
Average household income	\$131K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	3.9%
Unemployment	1.3%
Average temp	47°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.