

Douglas 01516

ZIP code · MA · Massachusetts > Worcester County

BUYER'S MARKET

\$482K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

92

SALES (12 MO)

\$565K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



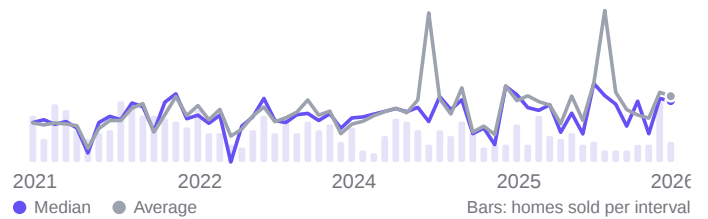
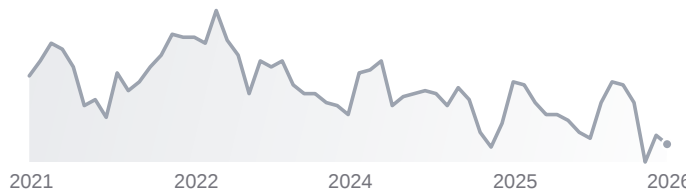
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$535K · Average \$562K

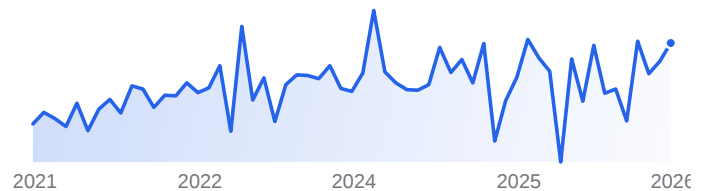
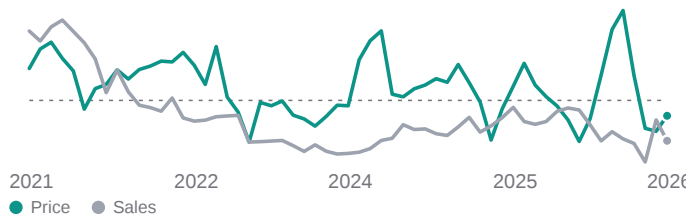


Growth (year over year)

Price -7.1% · Sales -18.6%

Price per square foot

\$325/ft²

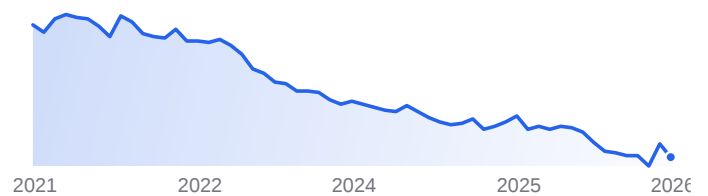
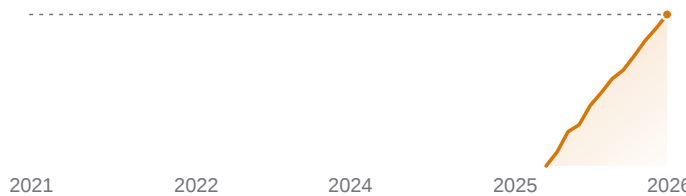


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

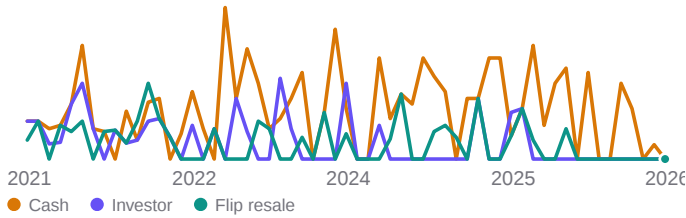
2.8%



BUYERS & OUTCOMES

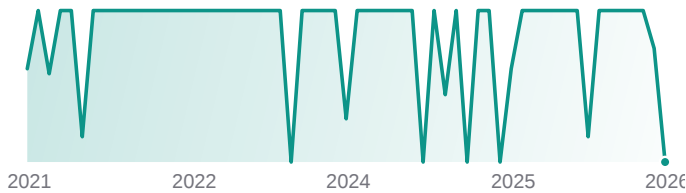
Buyer mix

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



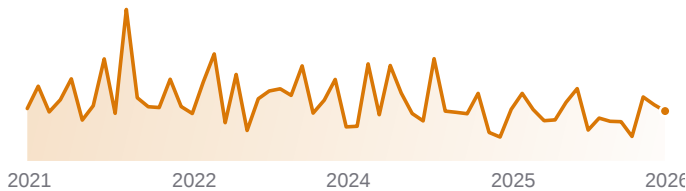
Sellers who sold at a gain

80%

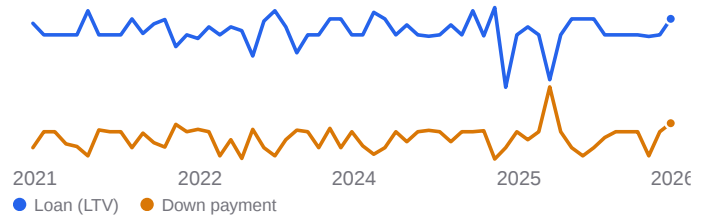


Median annualized return at resale

+4.9%

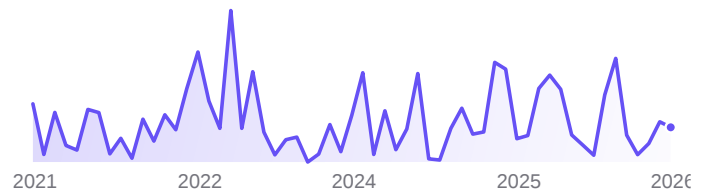


Financing (share of purchase price) Loan (LTV) 90% · Down payment 25%



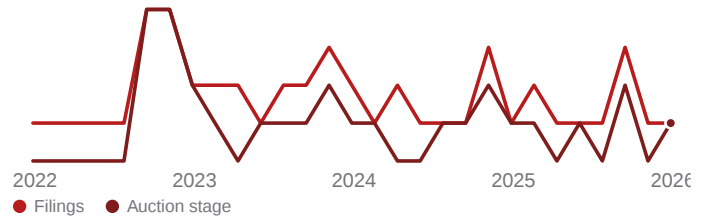
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,315
Median value (AVM)	\$565K
Median size	1,913 ft²
Median bedrooms	3
Median year built	1990
Single family	87%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	12%
Median loan-to-value	47%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	9,300
Density	243 / mi²
Median household income	\$128K
Average household income	\$143K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	61
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	4.3%
Unemployment	1.4%
Average temp	47°F
Annual precip	49 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.