

Holden 01520

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$518K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

193

SALES (12 MO)

\$544K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



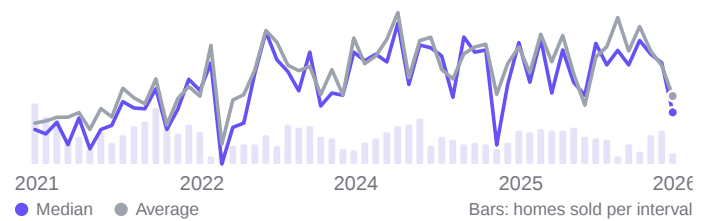
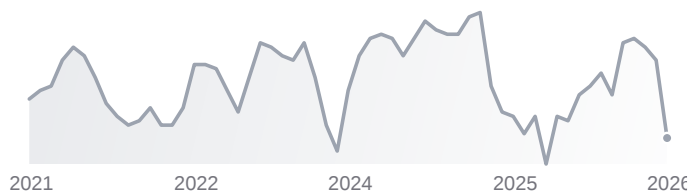
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$435K · Average \$473K

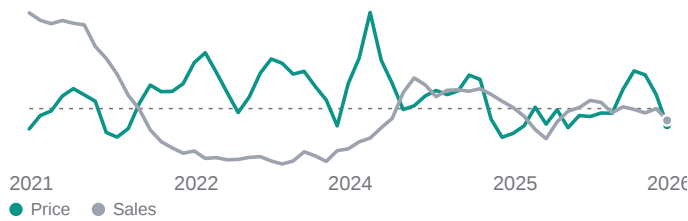


Growth (year over year)

Price -8.9% · Sales -6.3%

Price per square foot

\$305/ft²

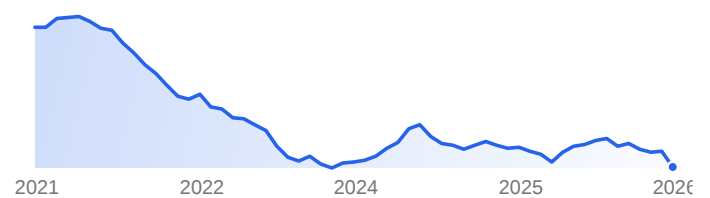
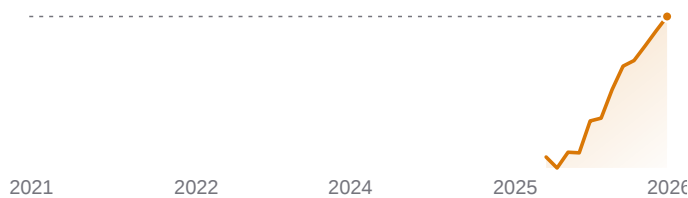


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

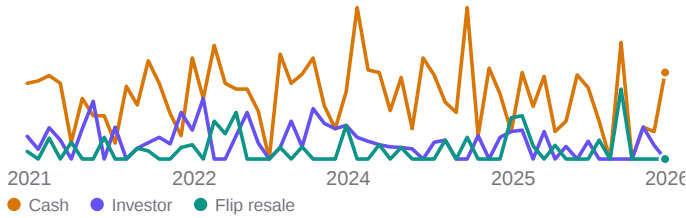
3.4%



BUYERS & OUTCOMES

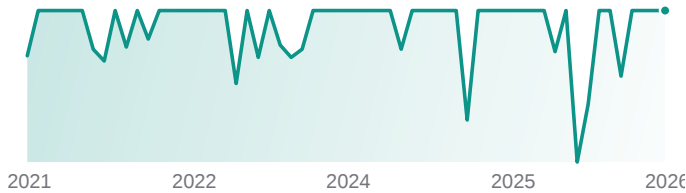
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



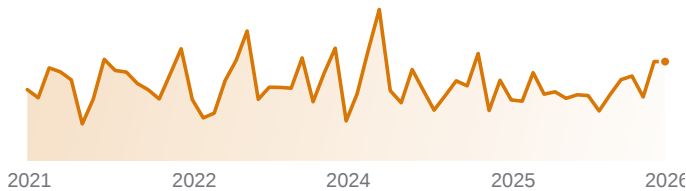
Sellers who sold at a gain

100%

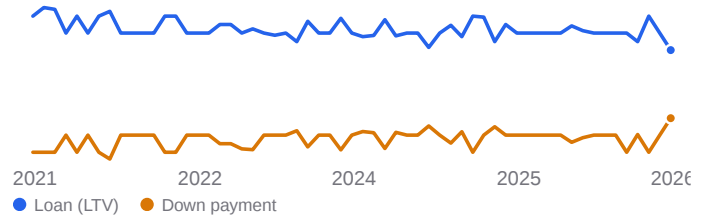


Median annualized return at resale

+6.7%

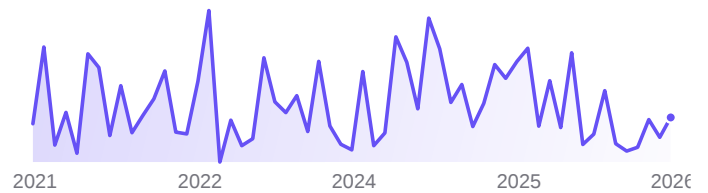


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



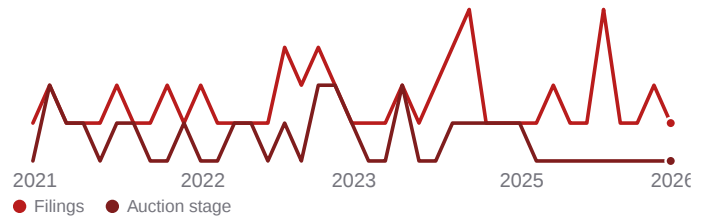
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,701
Median value (AVM)	\$544K
Median size	1,756 ft²
Median bedrooms	3
Median year built	1968
Single family	89%
Condos	9.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	95%
Company owned	14%
Median loan-to-value	48%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	16,121
Density	782 / mi²
Median household income	\$139K
Average household income	\$149K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	59
Homes occupied	98%
Bachelor's or higher	30%
Poverty rate	5.5%
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.