

Northborough 01532

ZIP code · MA · Massachusetts > Worcester County > Northborough

BALANCED MARKET

\$704K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

164

SALES (12 MO)

\$696K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



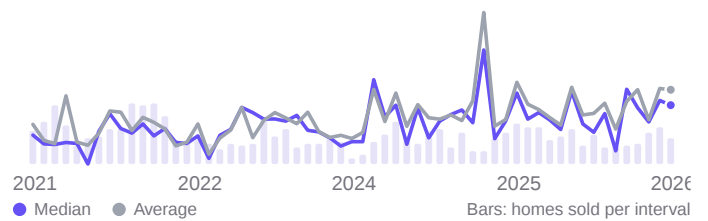
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$725K · Average \$807K

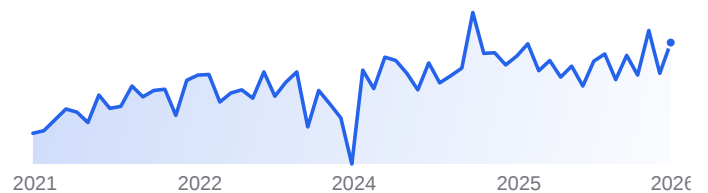
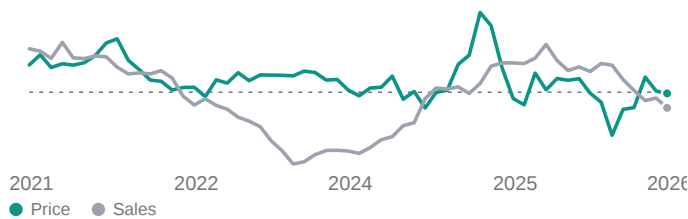


Growth (year over year)

Price -0.7% · Sales -9.4%

Price per square foot

\$405/ft²

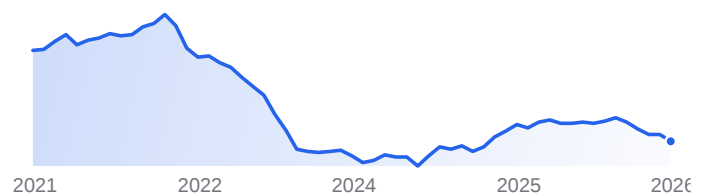


Sale premium vs estimated value

+2.2%

Annual turnover (share of homes sold)

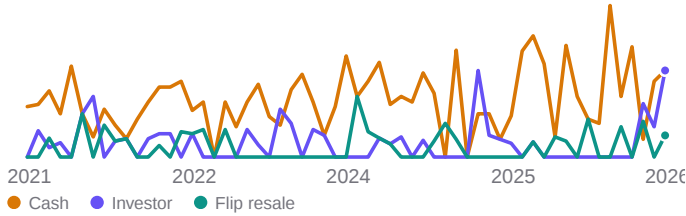
3.3%



BUYERS & OUTCOMES

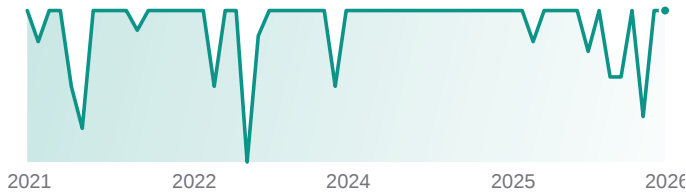
Buyer mix

Cash 29% · Investor 29% · Flip resale 7.1%



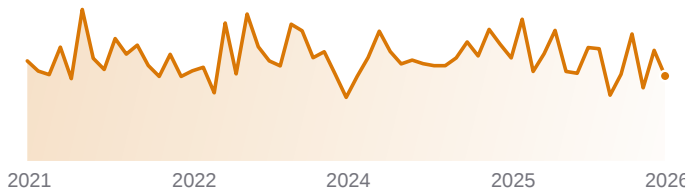
Sellers who sold at a gain

100%

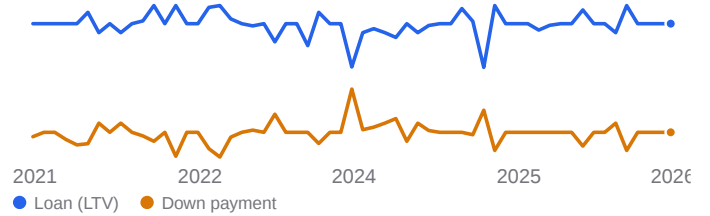


Median annualized return at resale

+3.8%

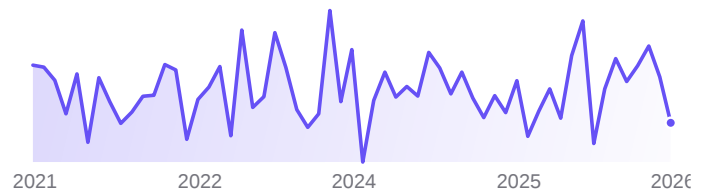


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



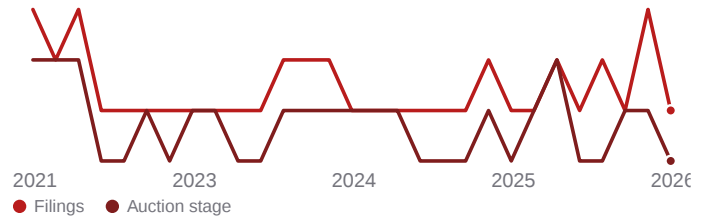
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,998
Median value (AVM)	\$696K
Median size	1,809 ft²
Median bedrooms	3
Median year built	1975
Single family	82%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	89%
Company owned	16%
Median loan-to-value	46%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	16,278
Density	868 / mi²
Median household income	\$158K
Average household income	\$198K
Crime index (US avg 100)	31
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	68
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	2.9%
Unemployment	1.4%
Average temp	48°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.