

North Oxford 01537

ZIP code · MA · Massachusetts > Worcester County

SELLER'S MARKET

\$317K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

46

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



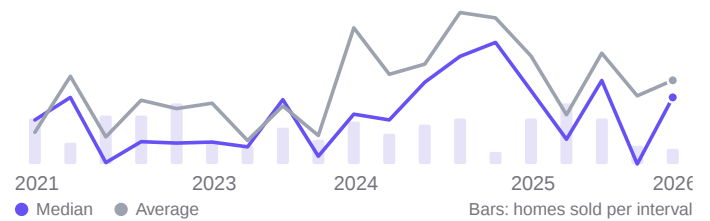
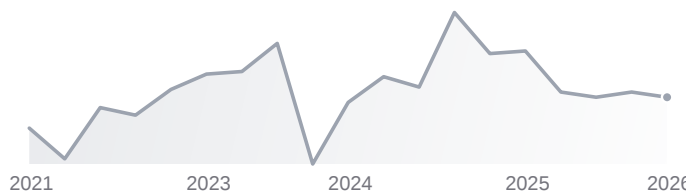
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$310K · Average \$332K

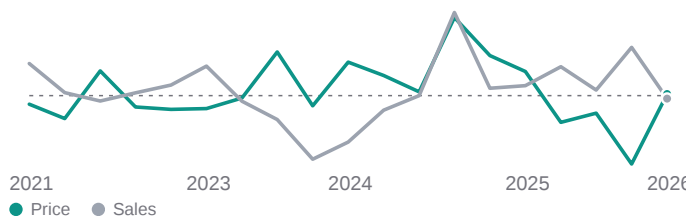


Growth (year over year)

Price +1.1% · Sales -2.1%

Price per square foot

\$259/ft²

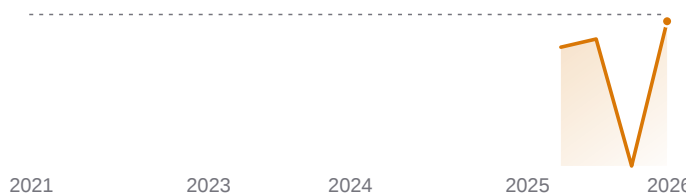


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

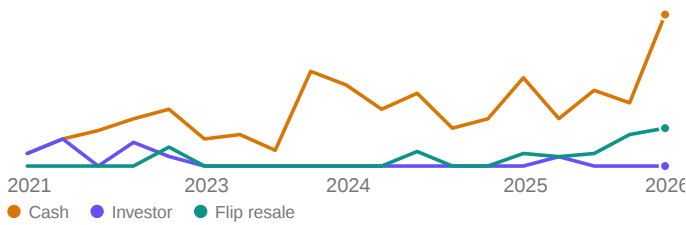
5.1%



BUYERS & OUTCOMES

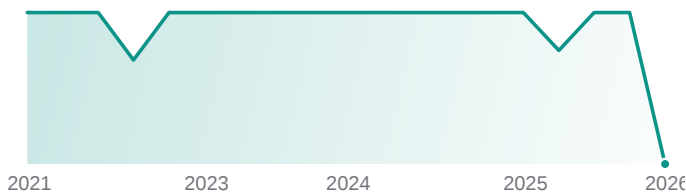
Buyer mix

Cash 80% · Investor 0% · Flip resale 20%



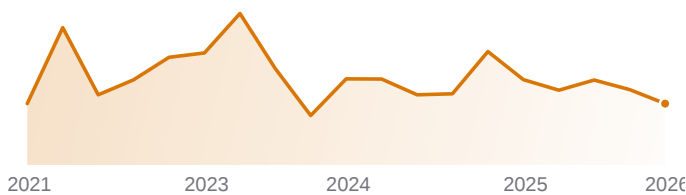
Sellers who sold at a gain

80%

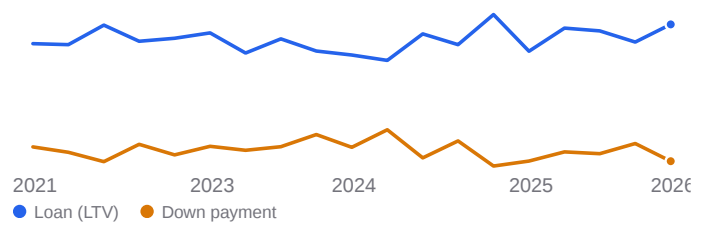


Median annualized return at resale

+4.4%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



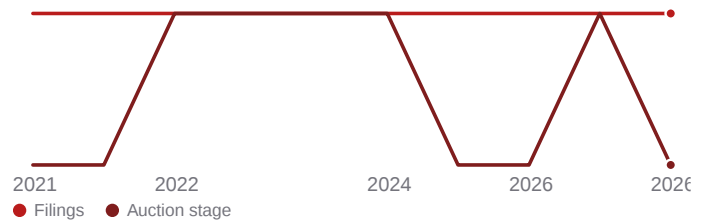
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	894
Median value (AVM)	\$363K
Median size	1,264 ft²
Median bedrooms	2
Median year built	1983
Single family	49%
Condos	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.9%
Owner occupied	88%
Company owned	10%
Median loan-to-value	47%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	2,090
Density	364 / mi²
Median household income	\$96K
Average household income	\$112K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	61
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	2.0%
Unemployment	1.3%
Average temp	47°F
Annual precip	49 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.