

Shrewsbury 01545

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$691K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

354

SALES (12 MO)

\$673K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

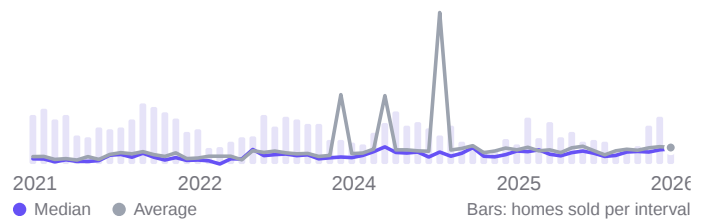
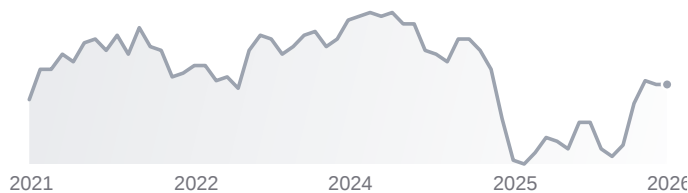
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$723K · Average \$750K

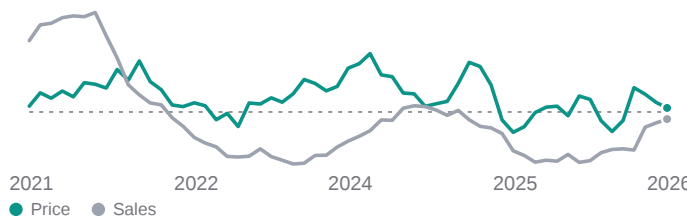


Growth (year over year)

Price +1.8% · Sales -3.3%

Price per square foot

\$374/ft²

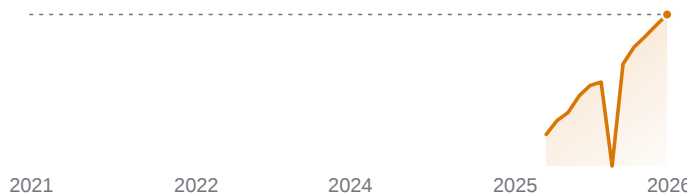


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

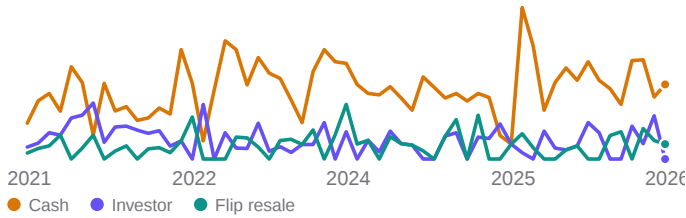
3.0%



BUYERS & OUTCOMES

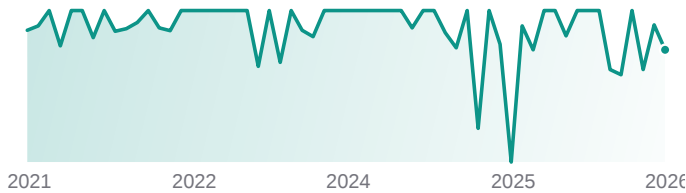
Buyer mix

Cash 23% · Investor 0% · Flip resale 4.5%



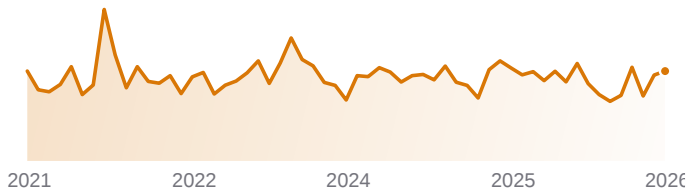
Sellers who sold at a gain

94%

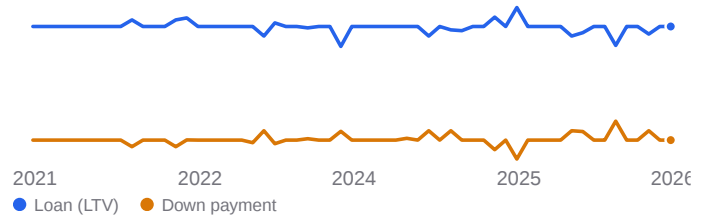


Median annualized return at resale

+5.3%

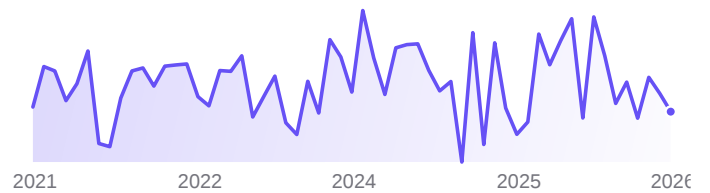


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



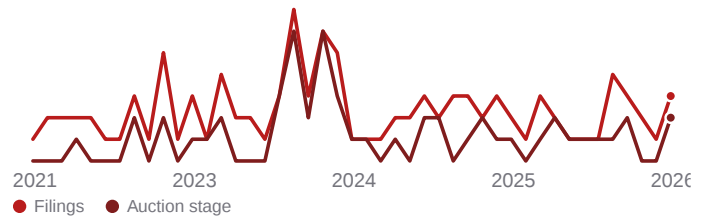
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	11,714
Median value (AVM)	\$673K
Median size	1,820 ft²
Median bedrooms	3
Median year built	1975
Single family	81%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.3%
Owner occupied	89%
Company owned	14%
Median loan-to-value	46%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	39,300
Density	1,801 / mi²
Median household income	\$129K
Average household income	\$161K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	4.3%
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.