

Southbridge 01550

ZIP code · MA · Massachusetts · Worcester County

SELLER'S MARKET

\$391K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

217

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

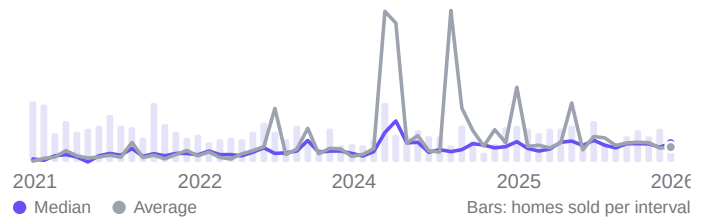
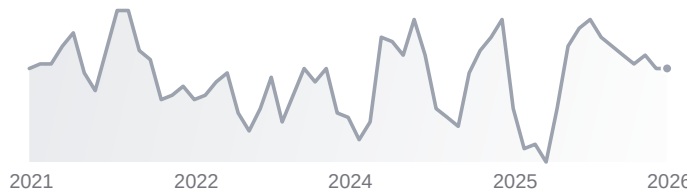
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$404K · Average \$371K

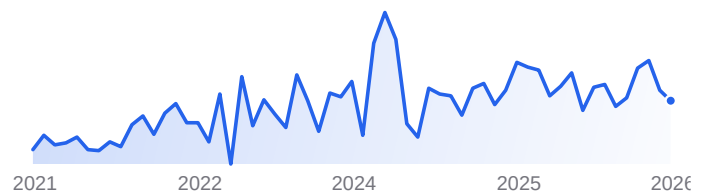
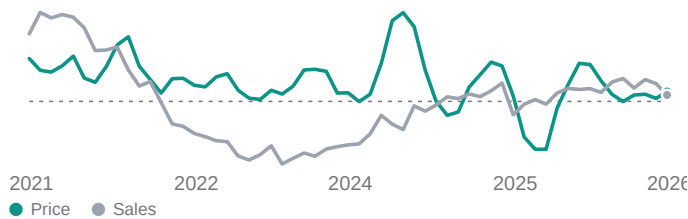


Growth (year over year)

Price +5.1% · Sales +3.3%

Price per square foot

\$197/ft²

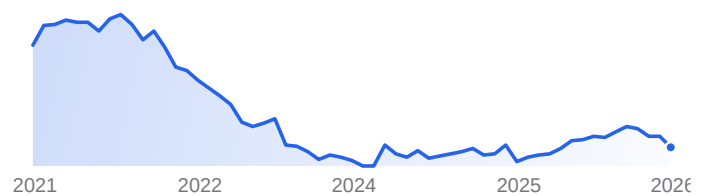
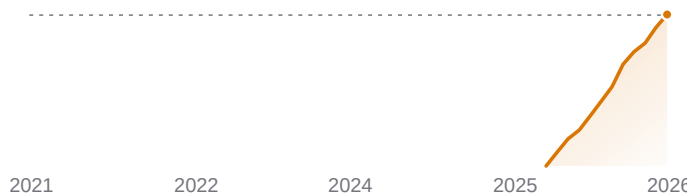


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

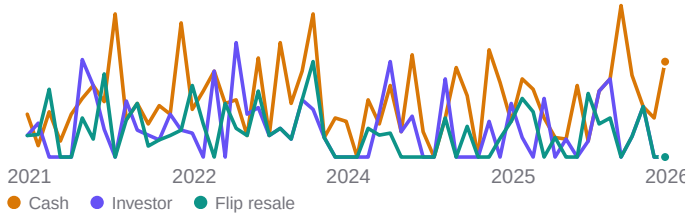
5.2%



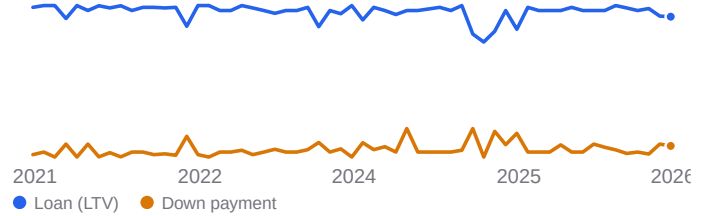
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 0% · Flip resale 0%

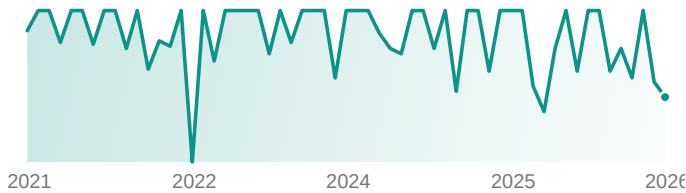


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.9%



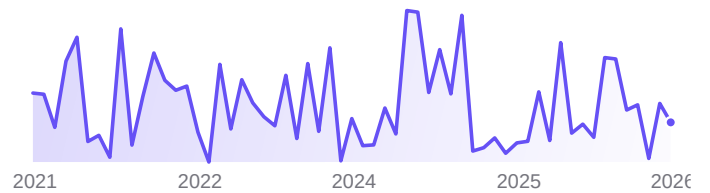
Sellers who sold at a gain

86%



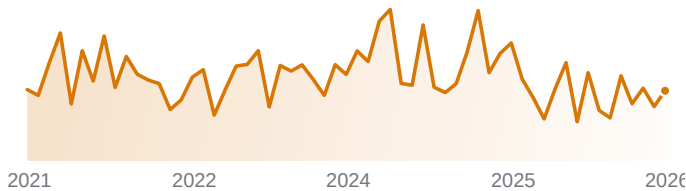
Typical hold before selling

6.9 yrs



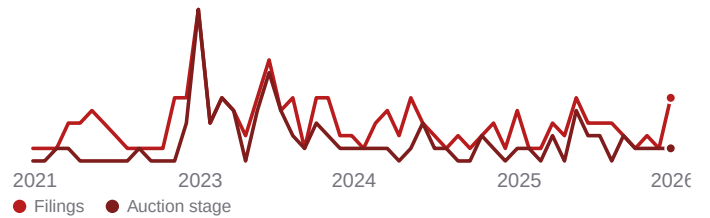
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	4,174
Median value (AVM)	\$358K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1950
Single family	66%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.7%
Owner occupied	79%
Company owned	14%
Median loan-to-value	52%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	18,211
Density	888 / mi²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	18.1%
Unemployment	1.3%
Average temp	47°F
Annual precip	51 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.