

Upton 01568

ZIP code · MA · Massachusetts > Worcester County > Upton

BUYER'S MARKET

\$594K

MEDIAN SALE PRICE

-17.3%

1-YR CHANGE

80

SALES (12 MO)

\$626K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



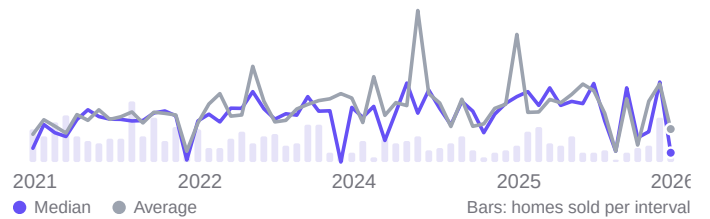
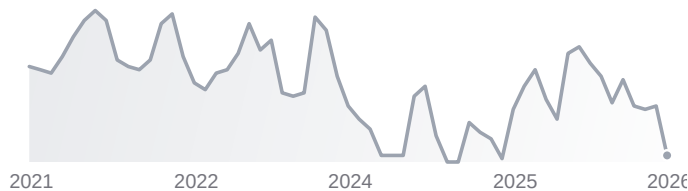
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$438K · Average \$559K

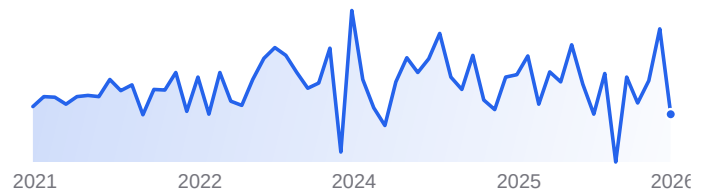
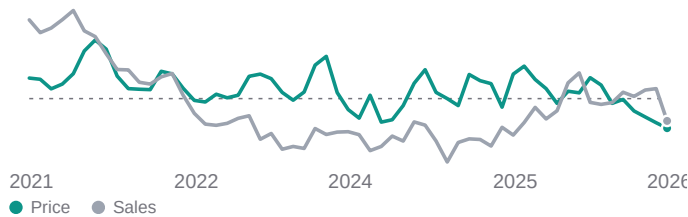


Growth (year over year)

Price -17.3% · Sales -13.0%

Price per square foot

\$258/ft²



Sale premium vs estimated value

-30.8%

Annual turnover (share of homes sold)

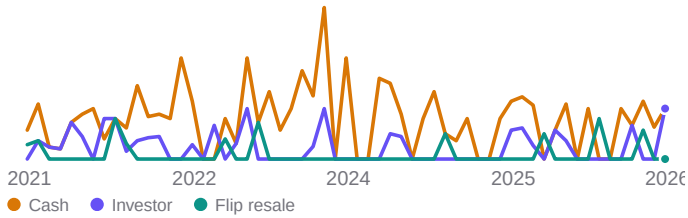
2.9%



BUYERS & OUTCOMES

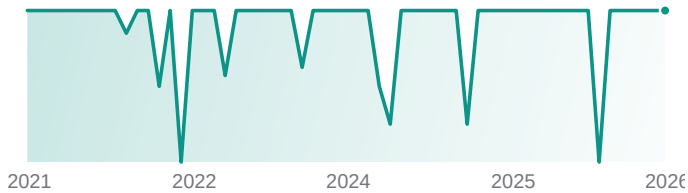
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



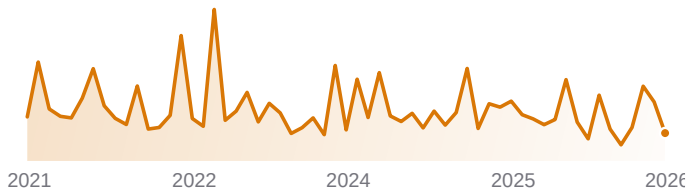
Sellers who sold at a gain

100%

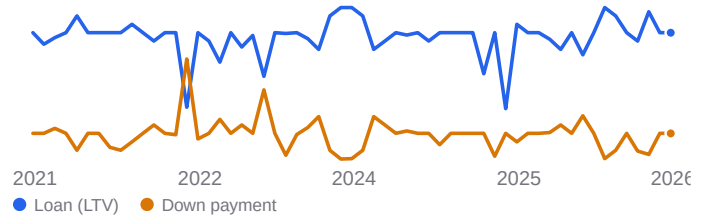


Median annualized return at resale

+2.6%

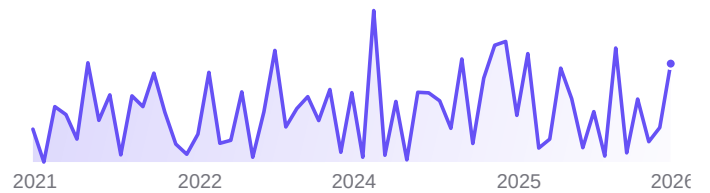


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



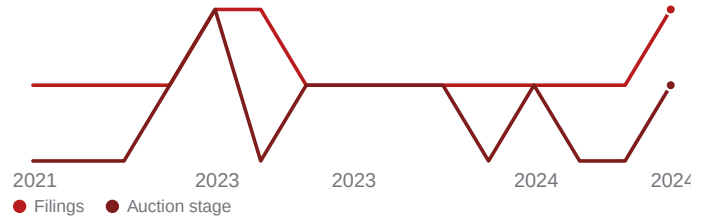
Typical hold before selling

23.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,793
Median value (AVM)	\$626K
Median size	2,138 ft²
Median bedrooms	2
Median year built	1989
Single family	84%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.9%
Owner occupied	90%
Company owned	18%
Median loan-to-value	54%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	8,151
Density	376 / mi²
Median household income	\$139K
Average household income	\$155K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	63
Homes occupied	98%
Bachelor's or higher	35%
Poverty rate	2.1%
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.