

Westborough 01581

ZIP code · MA · Massachusetts > Worcester County > Westborough

BUYER'S MARKET

\$703K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

185

SALES (12 MO)

\$687K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



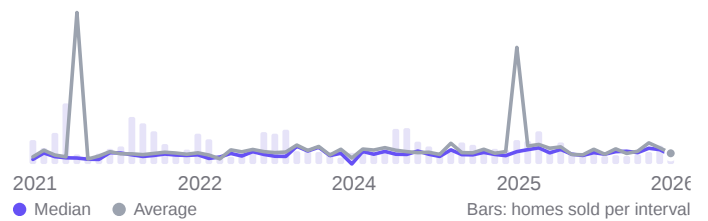
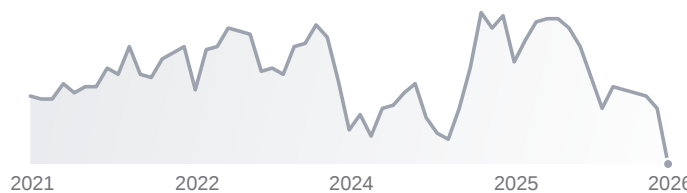
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$579K · Average \$632K

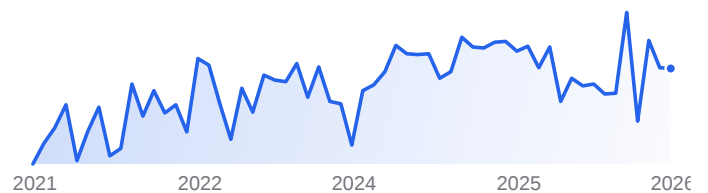
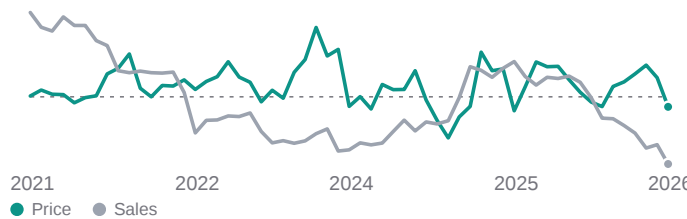


Growth (year over year)

Price -5.1% · Sales -34.4%

Price per square foot

\$397/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

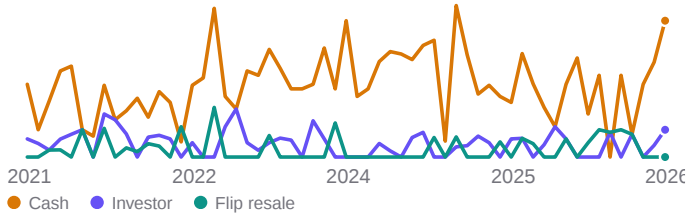
3.2%



BUYERS & OUTCOMES

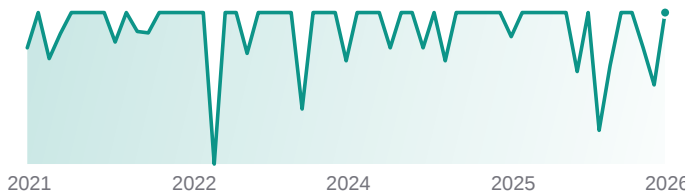
Buyer mix

Cash 50% · Investor 10% · Flip resale 0%



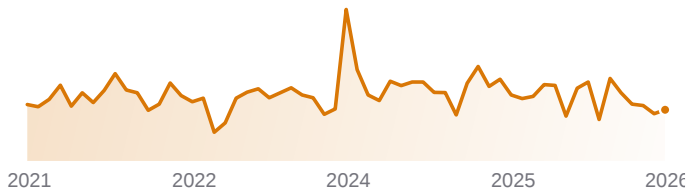
Sellers who sold at a gain

100%

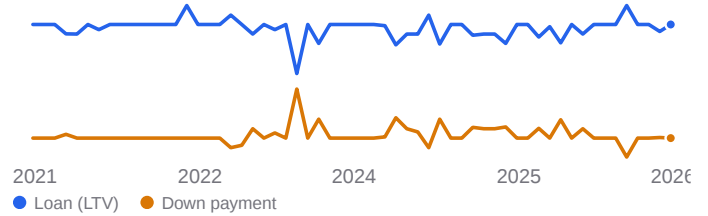


Median annualized return at resale

+3.7%

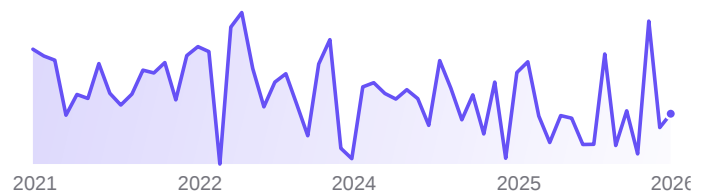


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



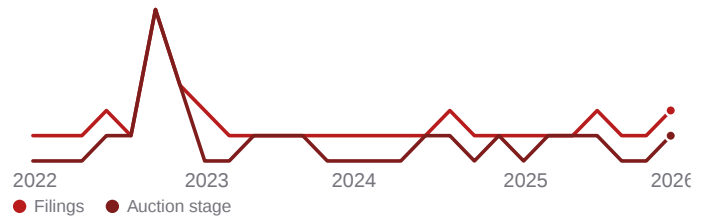
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,697
Median value (AVM)	\$687K
Median size	1,944 ft²
Median bedrooms	3
Median year built	1977
Single family	70%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	86%
Company owned	18%
Median loan-to-value	48%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	21,880
Density	1,023 / mi ²
Median household income	\$138K
Average household income	\$172K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	59
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	5.3%
Unemployment	1.5%
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.