

West Boylston 01583

ZIP code · MA · Massachusetts > Worcester County

BUYER'S MARKET

\$504K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

81

SALES (12 MO)

\$531K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



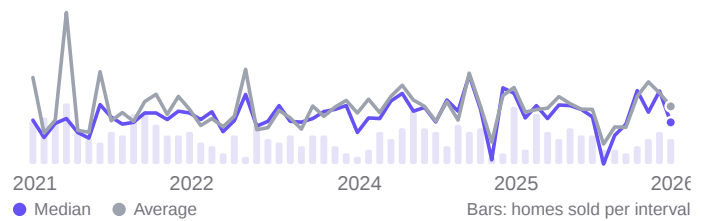
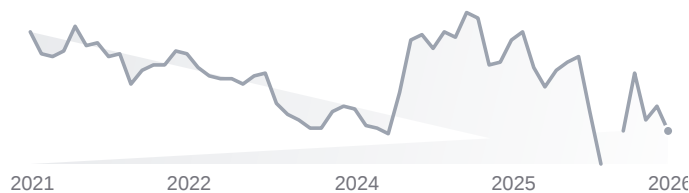
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$430K · Average \$516K

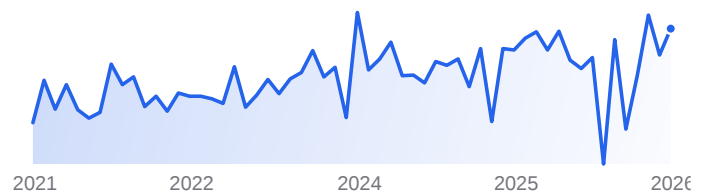
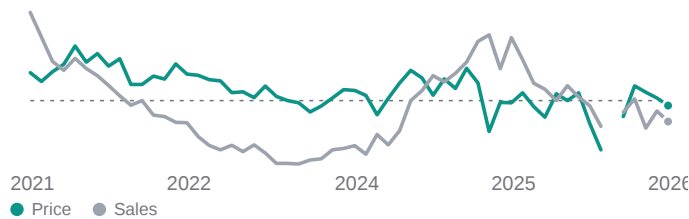


Growth (year over year)

Price -3.0% · Sales -12.9%

Price per square foot

\$360/ft²

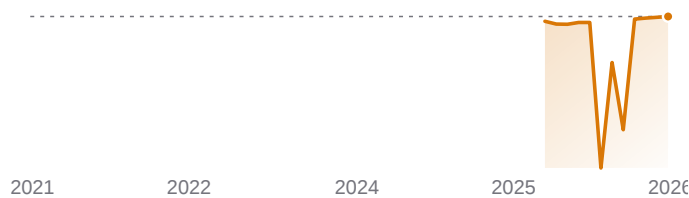


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

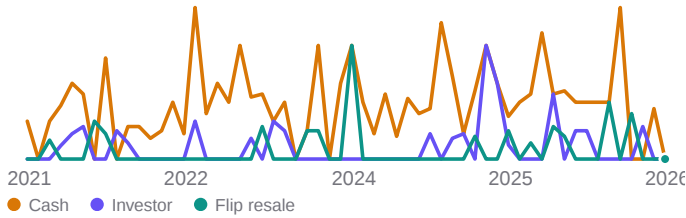
3.1%



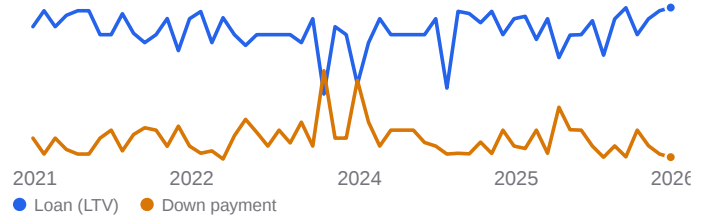
BUYERS & OUTCOMES

Buyer mix

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

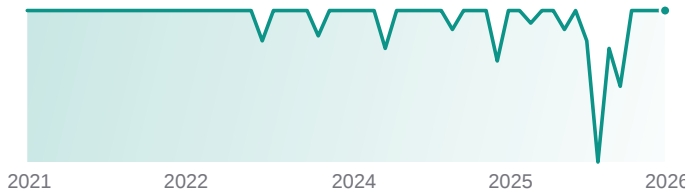


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



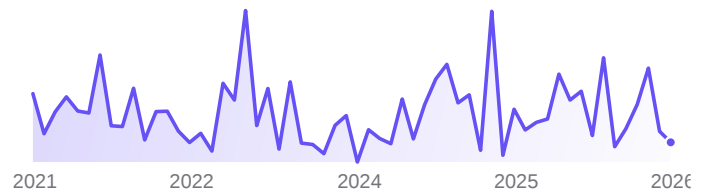
Sellers who sold at a gain

100%



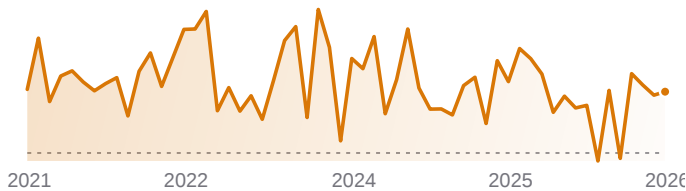
Typical hold before selling

4.6 yrs



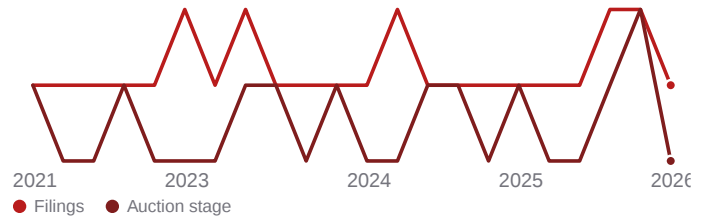
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,585
Median value (AVM)	\$531K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1960
Single family	78%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	8,247
Density	550 / mi²
Median household income	\$99K
Average household income	\$121K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	63
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	7.5%
Unemployment	1.0%
Average temp	47°F
Annual precip	49 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.