

Whitinsville 01588

ZIP code · MA · Massachusetts > Worcester County > Whitinsville

BUYER'S MARKET

\$507K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

101

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



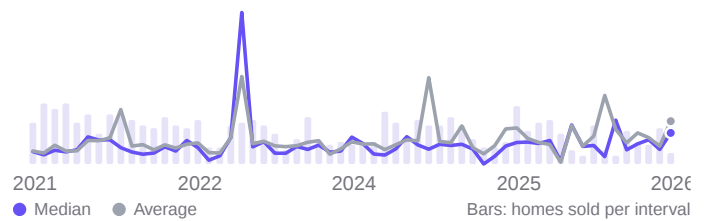
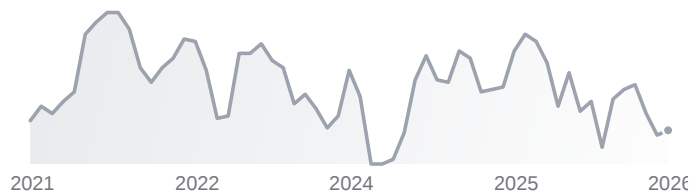
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$597K · Average \$734K

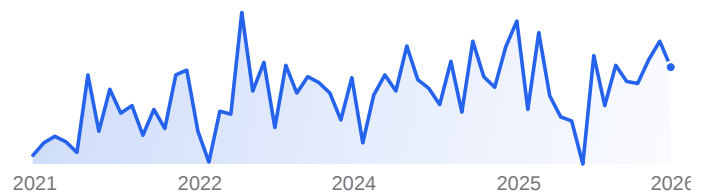
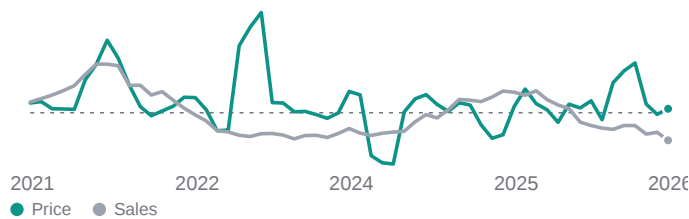


Growth (year over year)

Price +4.9% · Sales -33.6%

Price per square foot

\$307/ft²



Sale premium vs estimated value

+1.2%

Annual turnover (share of homes sold)

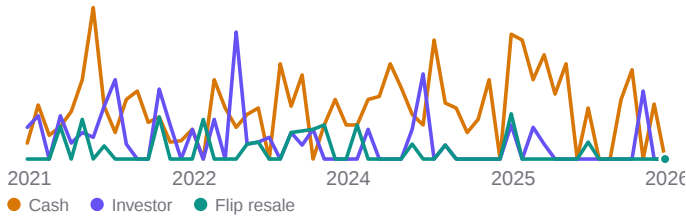
3.2%



BUYERS & OUTCOMES

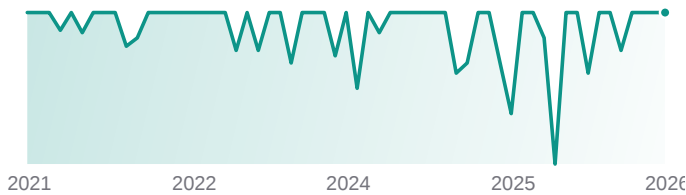
Buyer mix

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



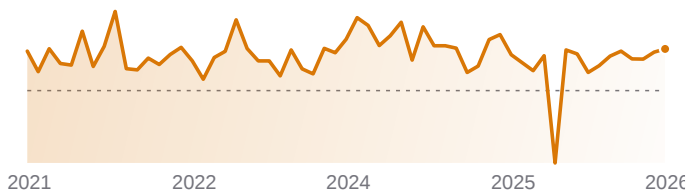
Sellers who sold at a gain

100%

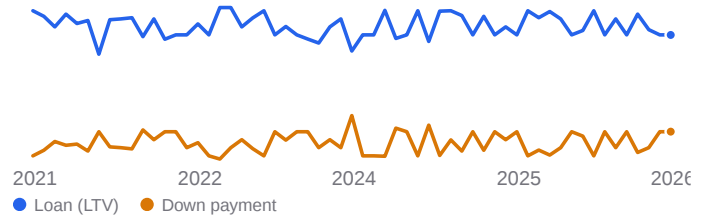


Median annualized return at resale

+6.3%

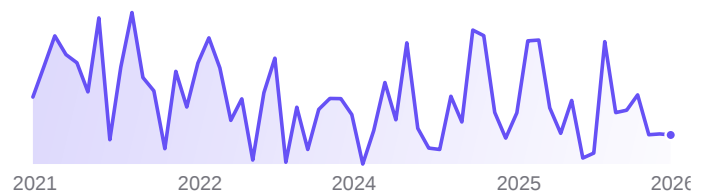


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



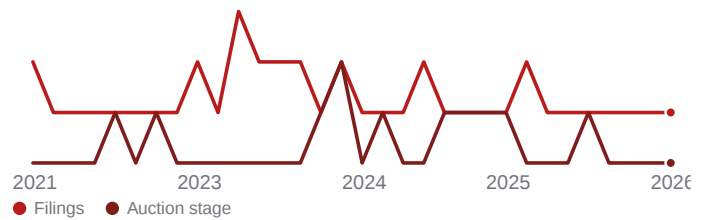
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,177
Median value (AVM)	\$460K
Median size	1,638 ft²
Median bedrooms	3
Median year built	1969
Single family	63%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	15%
Median loan-to-value	50%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	9,845
Density	1,097 / mi²
Median household income	\$104K
Average household income	\$123K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	62
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	8.4%
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.