

Cherry Valley 01611

ZIP code · MA · Massachusetts > Worcester County

BUYER'S MARKET

\$233K

MEDIAN SALE PRICE

-37.2%

1-YR CHANGE

16

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



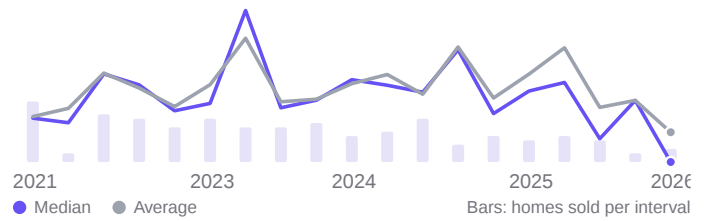
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$173K · Average \$255K

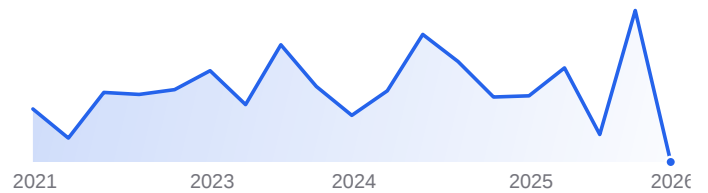
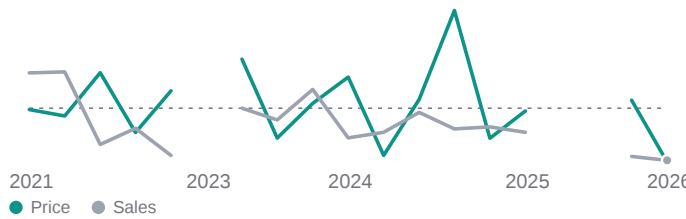


Growth (year over year)

Price -37.2% · Sales -36.0%

Price per square foot

\$119/ft²

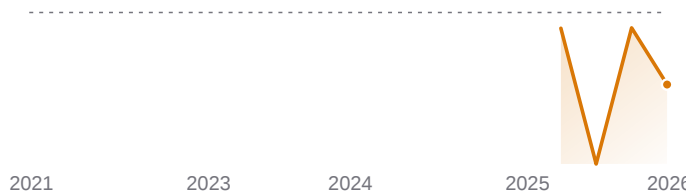


Sale premium vs estimated value

-17.9%

Annual turnover (share of homes sold)

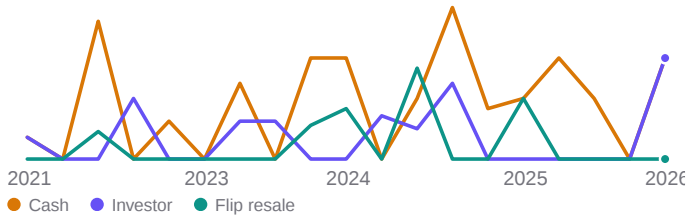
2.3%



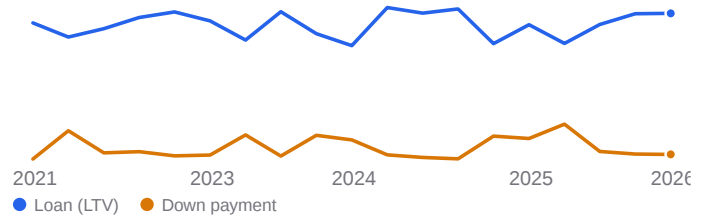
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

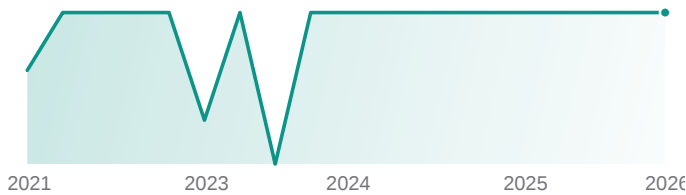


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.8%



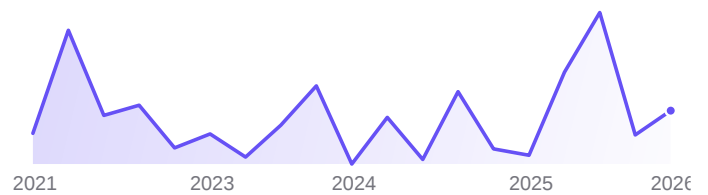
Sellers who sold at a gain

100%



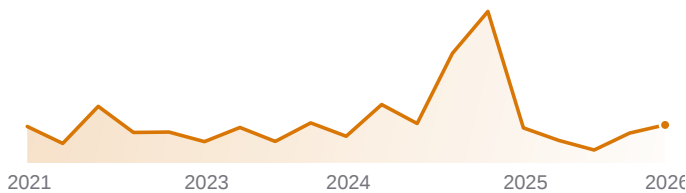
Typical hold before selling

9.3 yrs



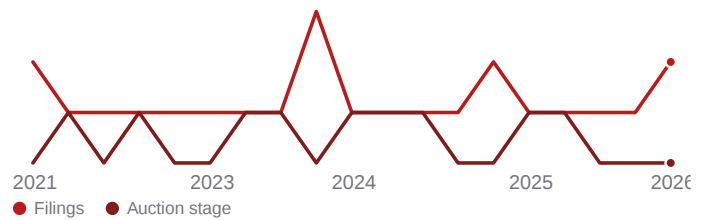
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	684
Median value (AVM)	\$398K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1950
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	91%
Company owned	9.1%
Median loan-to-value	50%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	1,936
Density	516 / mi²
Median household income	\$110K
Average household income	\$120K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	60
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	3.9%
Unemployment	1.2%
Average temp	47°F
Annual precip	49 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.