

Paxton 01612

ZIP code · MA · Massachusetts › Worcester County

BUYER'S MARKET

\$493K

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

48

SALES (12 MO)

\$546K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



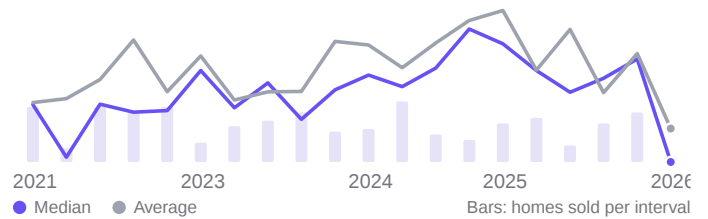
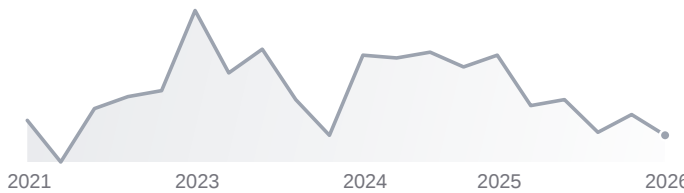
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$330K · Average \$398K

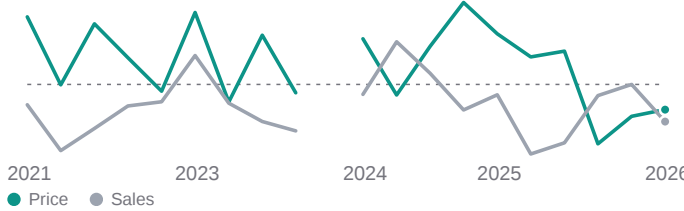


Growth (year over year)

Price -8.6% · Sales -12.7%

Price per square foot

\$256/ft²

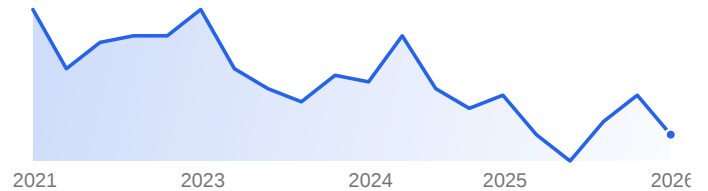


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

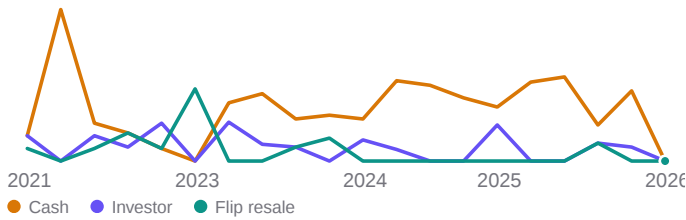
2.9%



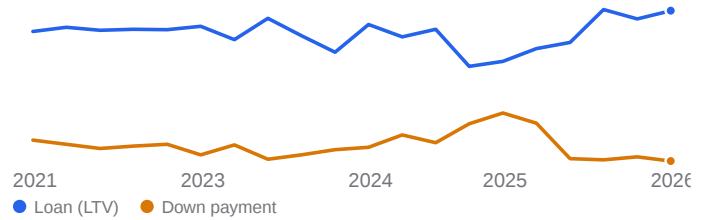
BUYERS & OUTCOMES

Buyer mix

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

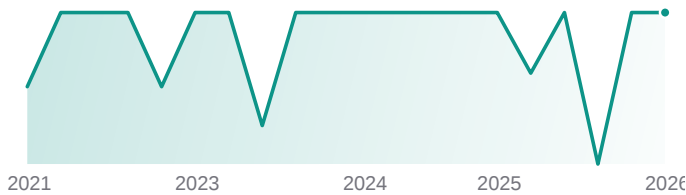


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



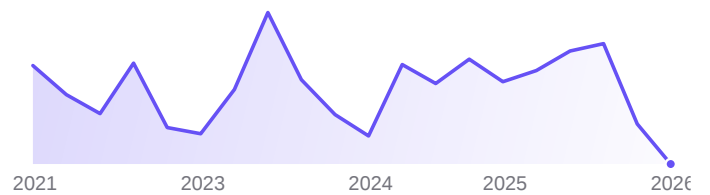
Sellers who sold at a gain

100%



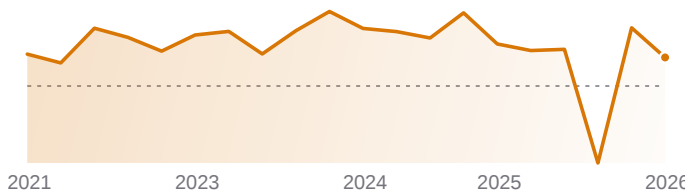
Typical hold before selling

1.9 yrs



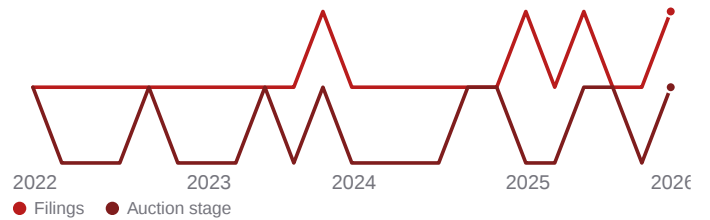
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,642
Median value (AVM)	\$546K
Median size	1,930 ft²
Median bedrooms	3
Median year built	1966
Single family	95%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.7%
Owner occupied	94%
Company owned	7.9%
Median loan-to-value	48%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	5,363
Density	325 / mi²
Median household income	\$149K
Average household income	\$166K
Crime index (US avg 100)	23
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	56
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	1.4%
Unemployment	1.4%
Average temp	47°F
Annual precip	49 in
Sunshine	50%

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