

Bolton 01740

ZIP code · MA · Massachusetts > Worcester County

SELLER'S MARKET

\$972K

MEDIAN SALE PRICE

+17.8%

1-YR CHANGE

77

SALES (12 MO)

\$870K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

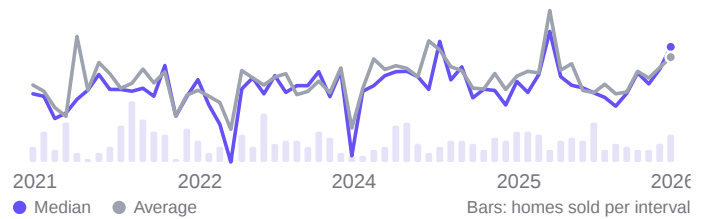
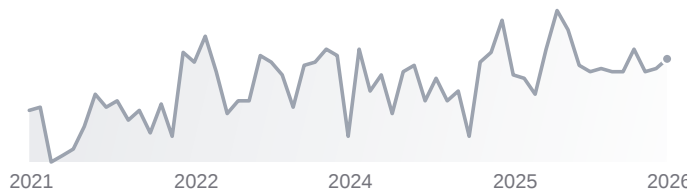
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$1.2M · Average \$1.1M

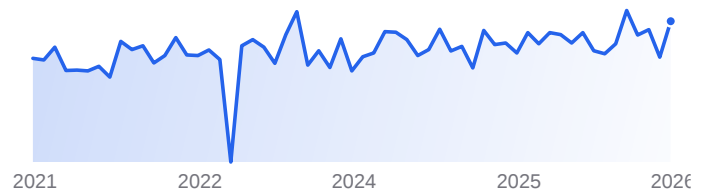
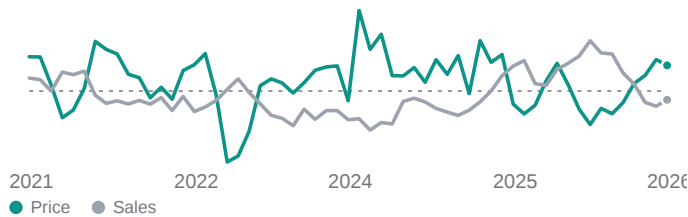


Growth (year over year)

Price +17.8% · Sales -6.1%

Price per square foot

\$396/ft²

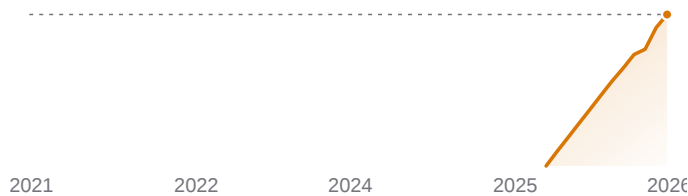


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

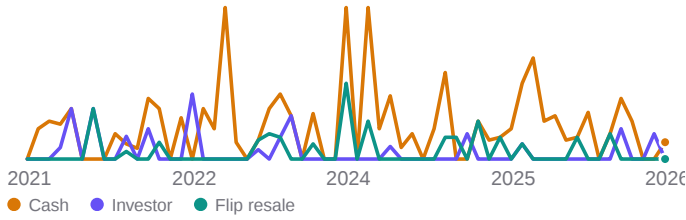
3.9%



BUYERS & OUTCOMES

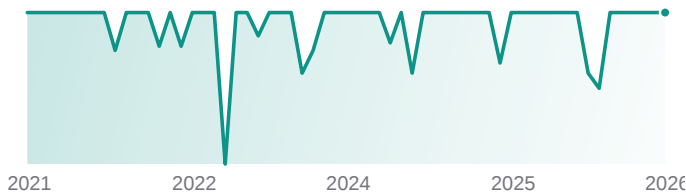
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



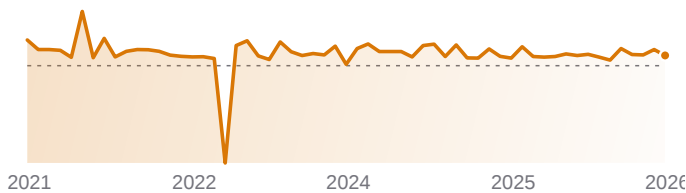
Sellers who sold at a gain

100%

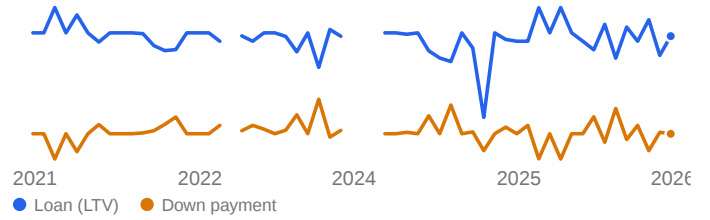


Median annualized return at resale

+3.6%

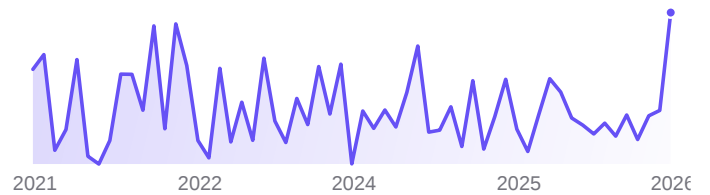


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



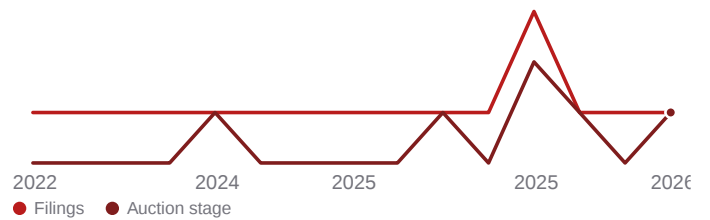
Typical hold before selling

26.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,951
Median value (AVM)	\$870K
Median size	2,558 ft²
Median bedrooms	4
Median year built	1989
Single family	91%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	91%
Company owned	17%
Median loan-to-value	48%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	5,809
Density	287 / mi²
Median household income	\$195K
Average household income	\$207K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	67
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	2.5%
Unemployment	1.5%
Average temp	47°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.