

Fayville 01745

ZIP code · MA · Massachusetts › Worcester County

BALANCED MARKET

\$795K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$645K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

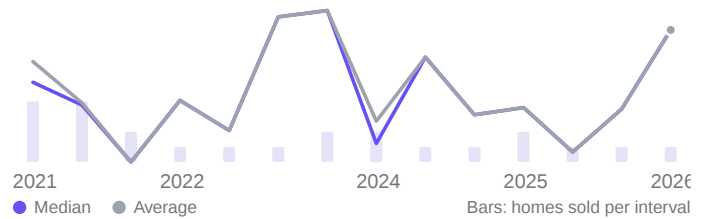
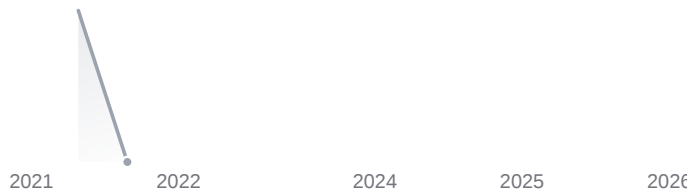
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$795K · Average \$795K

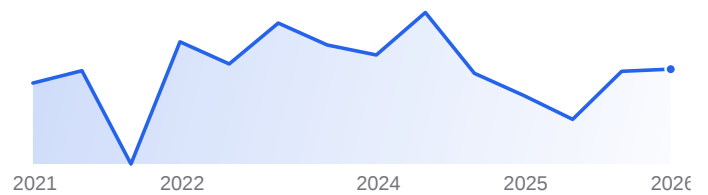


Growth (year over year)

Price -26.6% · Sales -58.3%

Price per square foot

\$382/ft²

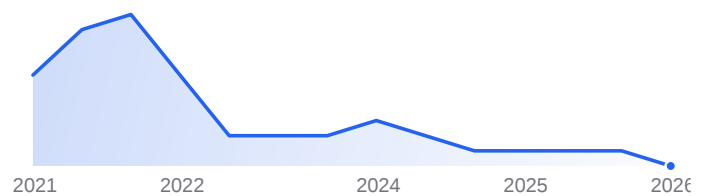


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

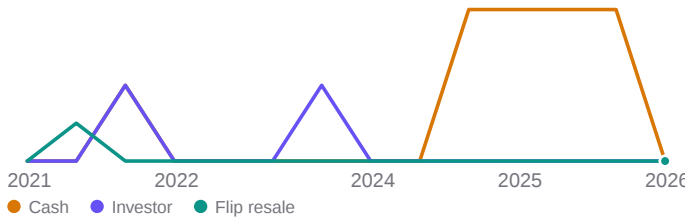
2.8%



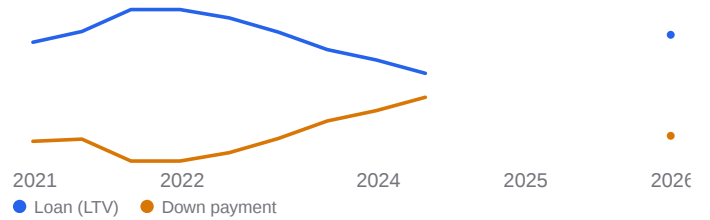
BUYERS & OUTCOMES

Buyer mix

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

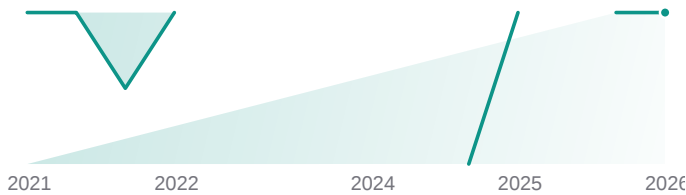


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



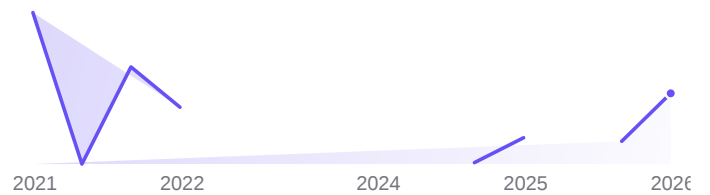
Sellers who sold at a gain

100%



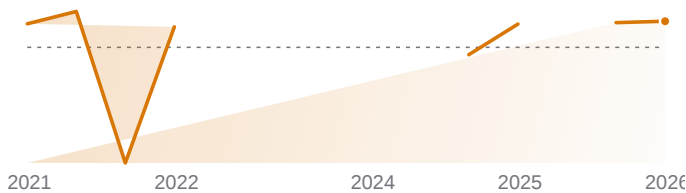
Typical hold before selling

13.1 yrs



Median annualized return at resale

+5.8%



HOUSING STOCK

Homes	108
Median value (AVM)	\$645K
Median size	1,546 ft²
Median bedrooms	3
Median year built	1954
Single family	87%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	19%
Median loan-to-value	47%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	294
Density	822 / mi²
Median household income	\$151K
Average household income	\$181K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	65
Homes occupied	96%
Bachelor's or higher	37%
Poverty rate	2.5%
Unemployment	1.3%
Average temp	48°F
Annual precip	48 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.