

Marlborough 01752

ZIP code · MA · Massachusetts > Middlesex County > Marlborough

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

353

SALES (12 MO)

\$548K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



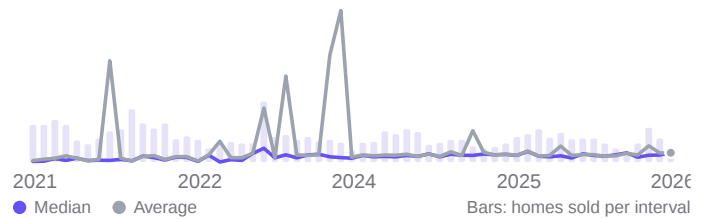
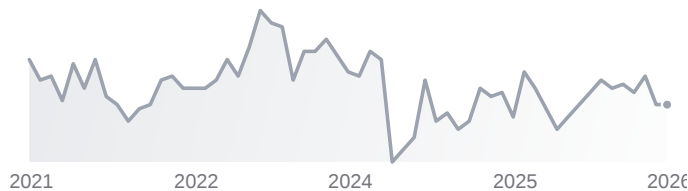
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$635K · Average \$629K

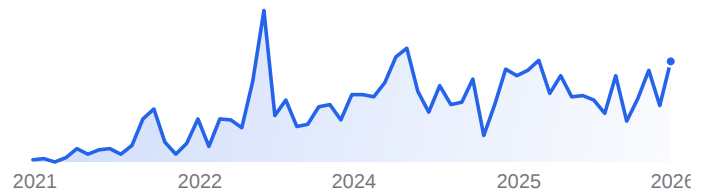
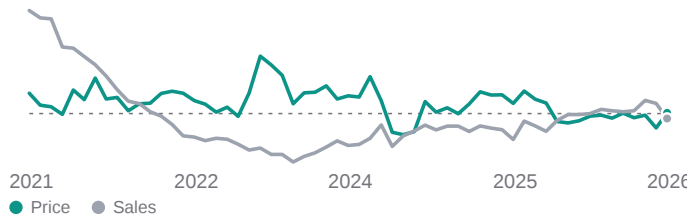


Growth (year over year)

Price +0.4% · Sales -2.8%

Price per square foot

\$364/ft²

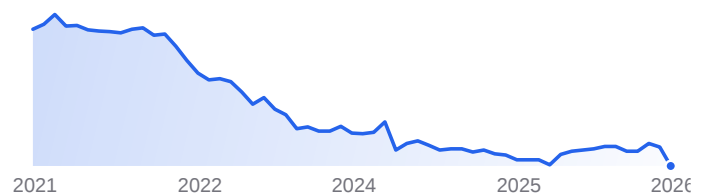
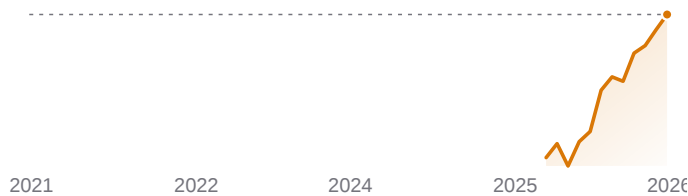


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

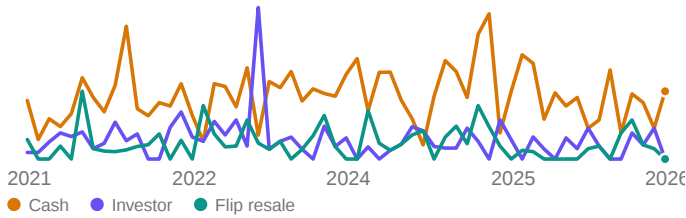
3.3%



BUYERS & OUTCOMES

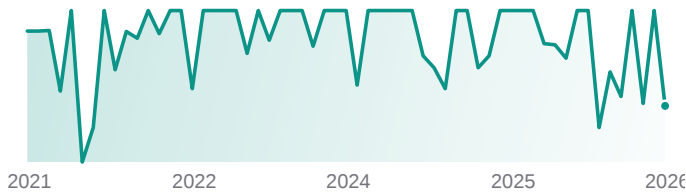
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



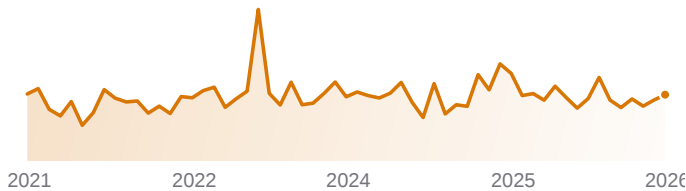
Sellers who sold at a gain

89%

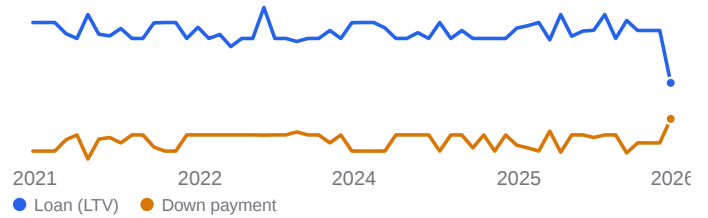


Median annualized return at resale

+5.5%

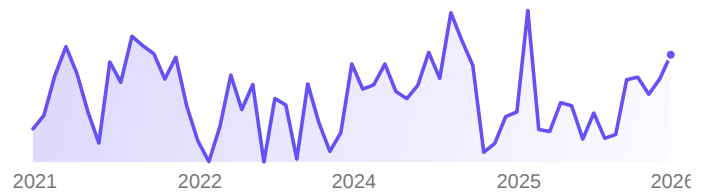


Financing (share of purchase price) Loan (LTV) 52% · Down payment 30%



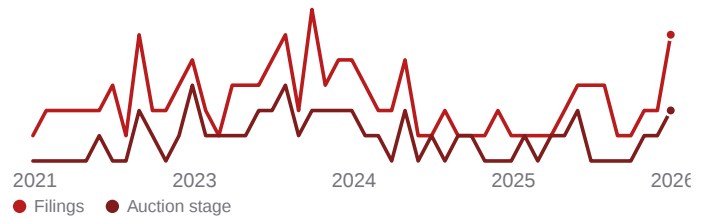
Typical hold before selling

15.4 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	10,751
Median value (AVM)	\$548K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1967
Single family	66%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	11%
Median loan-to-value	44%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	42,223
Density	1,953 / mi²
Median household income	\$89K
Average household income	\$112K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	65
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	9.1%
Unemployment	1.2%
Average temp	48°F
Annual precip	48 in
Sunshine	58%

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.