

Mendon 01756

ZIP code · MA · Massachusetts › Worcester County

BALANCED MARKET

\$640K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

69

SALES (12 MO)

\$703K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



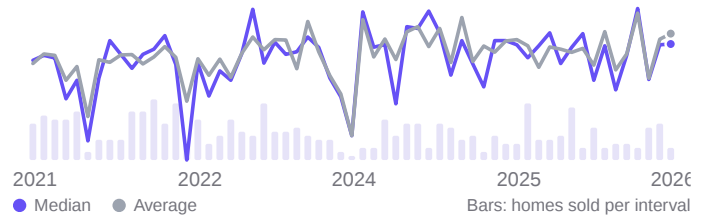
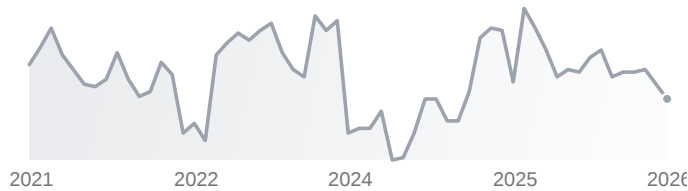
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$710K · Average \$770K

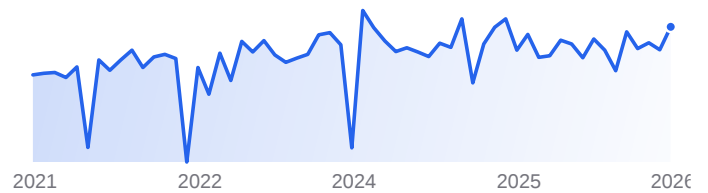
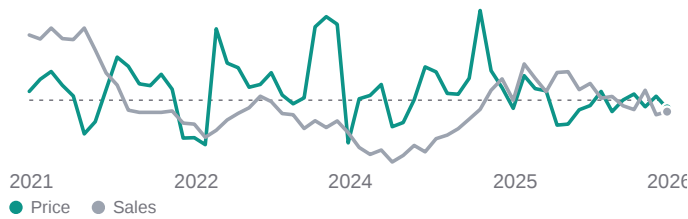


Growth (year over year)

Price -5.7% · Sales -8.0%

Price per square foot

\$361/ft²

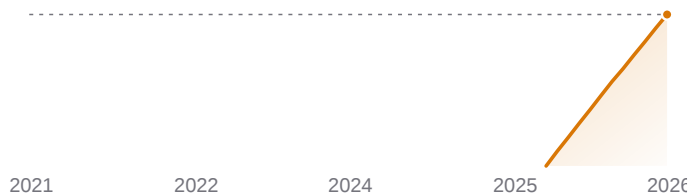


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

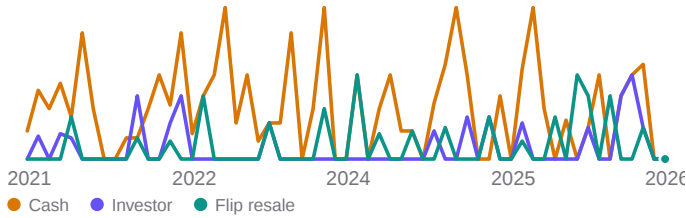
3.2%



BUYERS & OUTCOMES

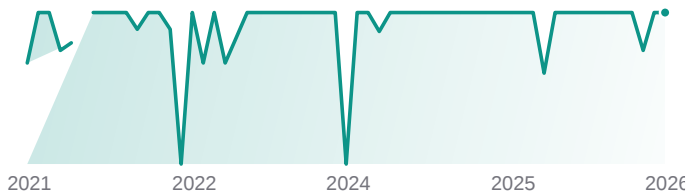
Buyer mix

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



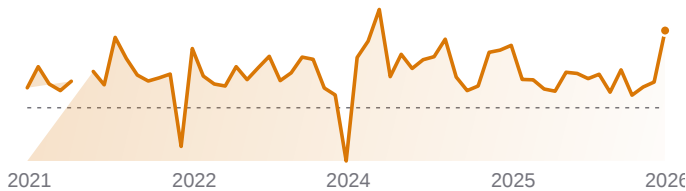
Sellers who sold at a gain

100%

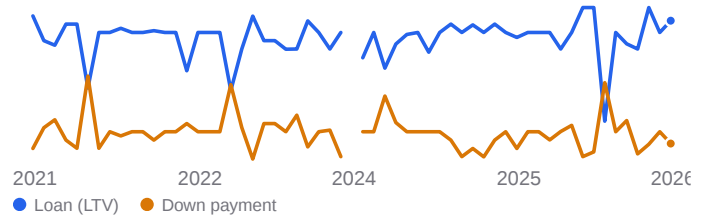


Median annualized return at resale

+9.9%

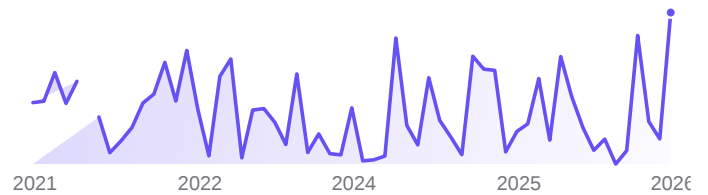


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



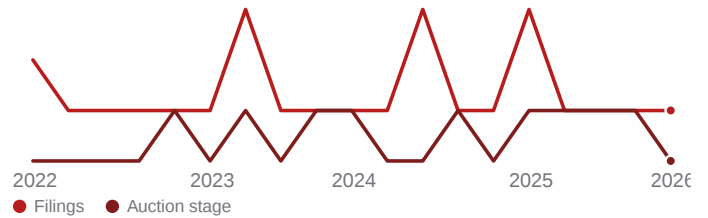
Typical hold before selling

29.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,161
Median value (AVM)	\$703K
Median size	2,230 ft²
Median bedrooms	3
Median year built	1987
Single family	93%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.9%
Owner occupied	85%
Company owned	14%
Median loan-to-value	48%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	6,409
Density	357 / mi²
Median household income	\$129K
Average household income	\$169K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	64
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	6.9%
Unemployment	1.4%
Average temp	48°F
Annual precip	49 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.