

Southborough 01772

ZIP code · MA · Massachusetts > Worcester County

BALANCED MARKET

\$997K

MEDIAN SALE PRICE

+16.1%

1-YR CHANGE

95

SALES (12 MO)

\$959K

MEDIAN VALUE (AVM)

Market temperature

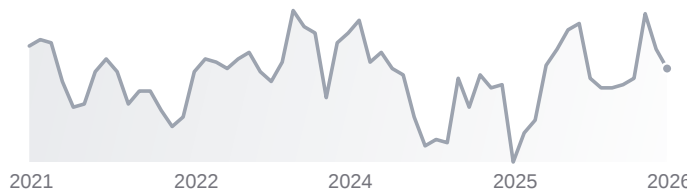
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

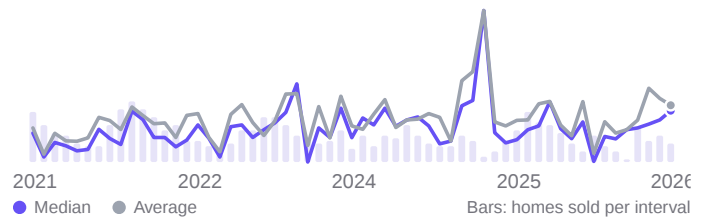
Market temperature (0–100)

56 / 100



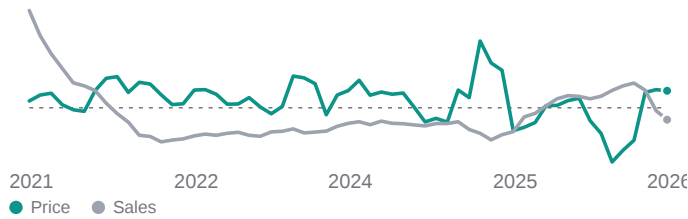
Sale prices

Median \$1.1M · Average \$1.1M



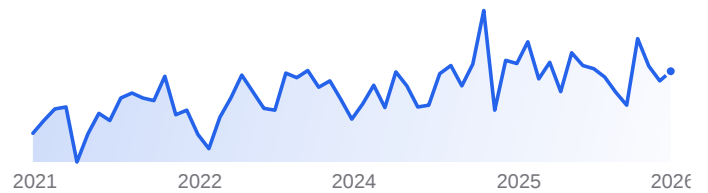
Growth (year over year)

Price +16.1% · Sales -11.2%



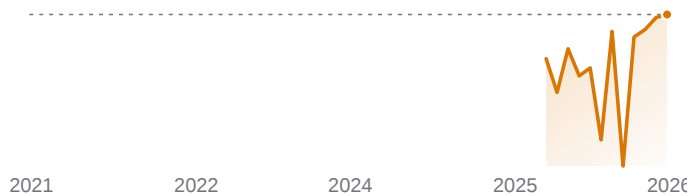
Price per square foot

\$410/ft²



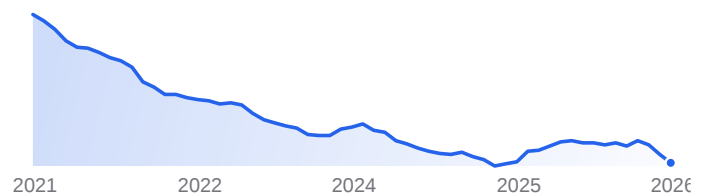
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

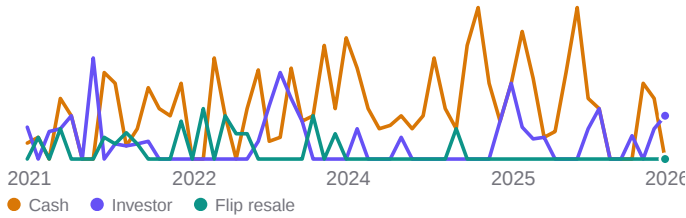
2.9%



BUYERS & OUTCOMES

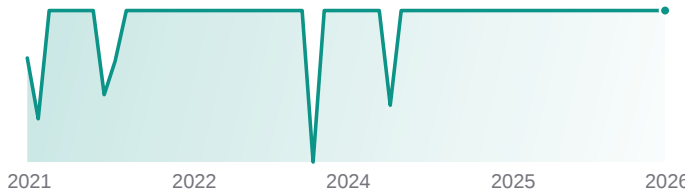
Buyer mix

Cash 0% · Investor 14% · Flip resale 0%



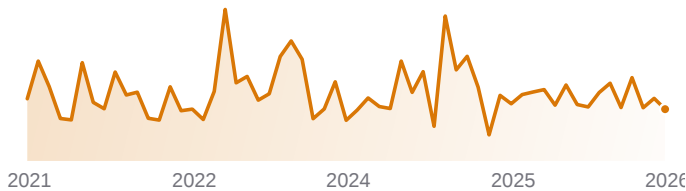
Sellers who sold at a gain

100%

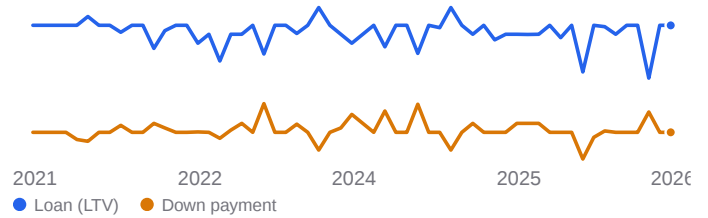


Median annualized return at resale

+3.5%

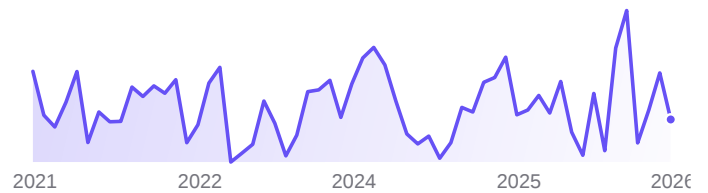


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



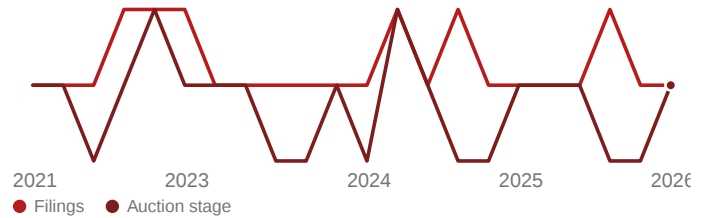
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,253
Median value (AVM)	\$959K
Median size	2,456 ft²
Median bedrooms	4
Median year built	1985
Single family	87%
Condos	9.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	91%
Company owned	19%
Median loan-to-value	46%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	10,867
Density	705 / mi²
Median household income	\$181K
Average household income	\$225K
Crime index (US avg 100)	32
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	63
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	3.7%
Unemployment	1.5%
Average temp	48°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.