

Brookfield 01506

ZIP code · MA · Massachusetts > Worcester County > Brookfield

BUYER'S MARKET

\$347K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

26

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



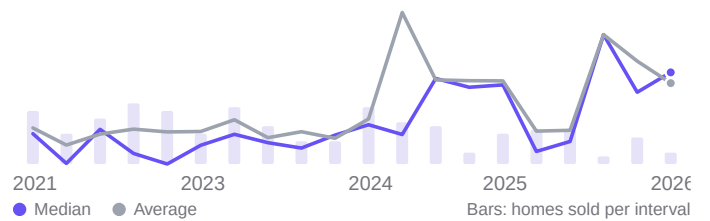
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$495K · Average \$465K

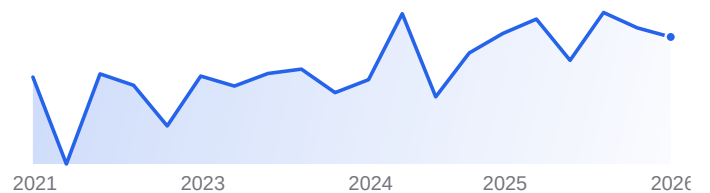
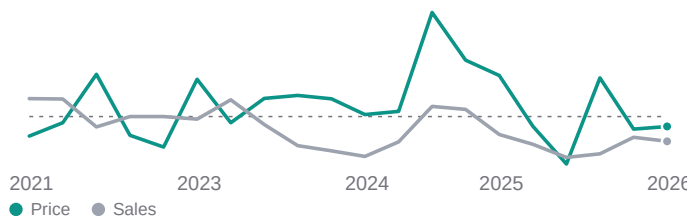


Growth (year over year)

Price -7.5% · Sales -18.8%

Price per square foot

\$222/ft²

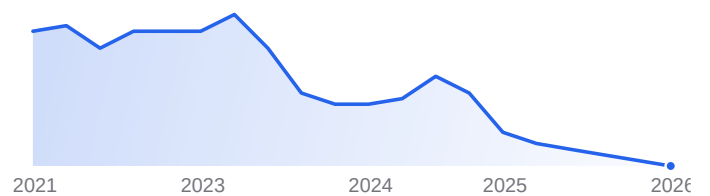
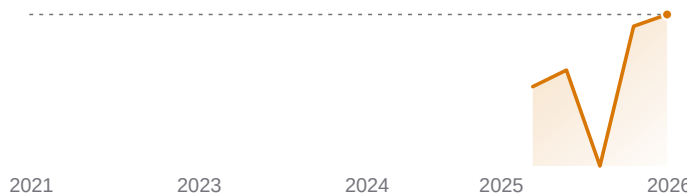


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

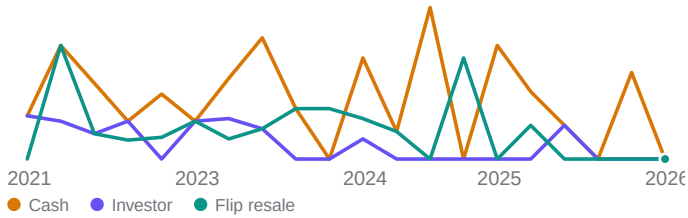
2.3%



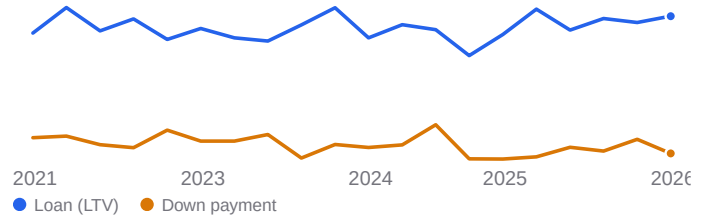
BUYERS & OUTCOMES

Buyer mix

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

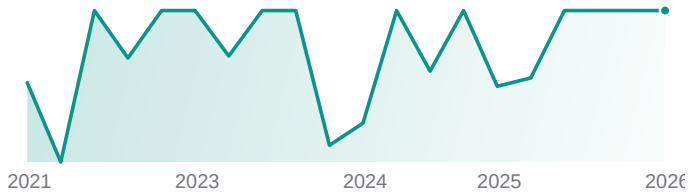


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.1%



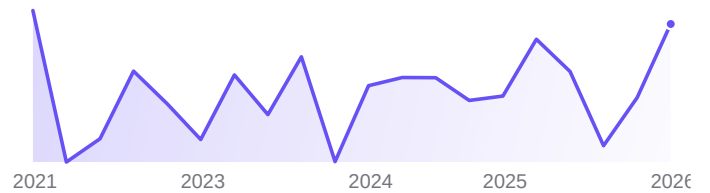
Sellers who sold at a gain

100%



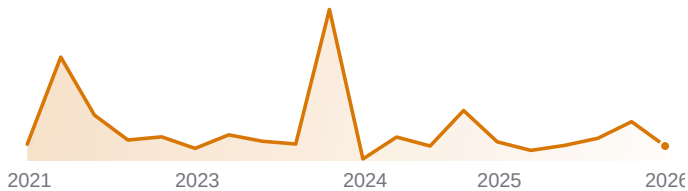
Typical hold before selling

14.9 yrs



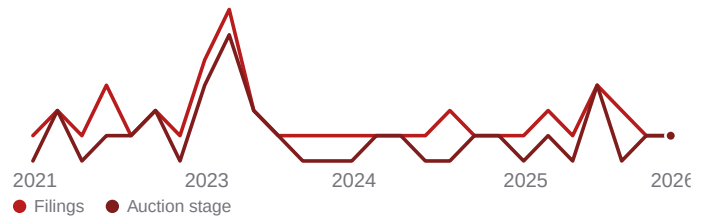
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,108
Median value (AVM)	\$432K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1971
Single family	89%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	11%
Median loan-to-value	48%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	3,588
Density	211 / mi²
Median household income	\$86K
Average household income	\$95K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	7.4%
Unemployment	1.2%
Average temp	46°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.