

East Brookfield 01515

ZIP code · MA · Massachusetts > Worcester County > East Brookfield

BALANCED MARKET

\$465K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

26

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



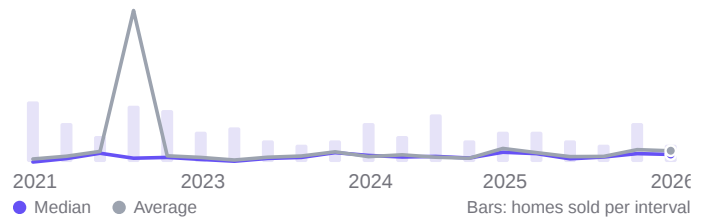
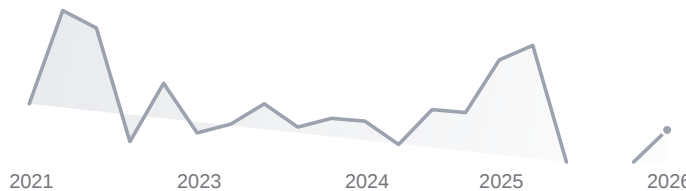
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$405K · Average \$502K

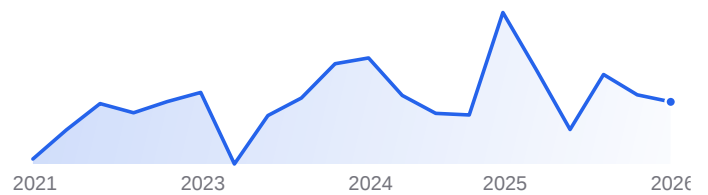
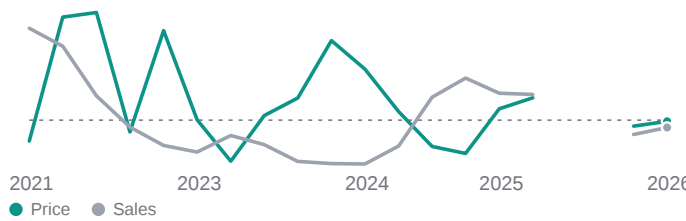


Growth (year over year)

Price -1.1% · Sales -7.1%

Price per square foot

\$239/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

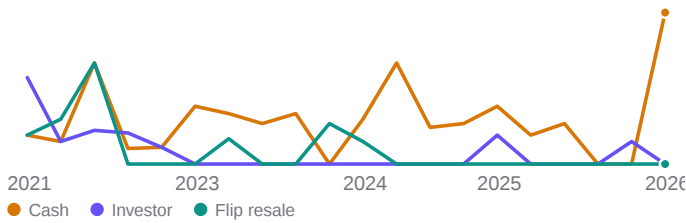
2.9%



BUYERS & OUTCOMES

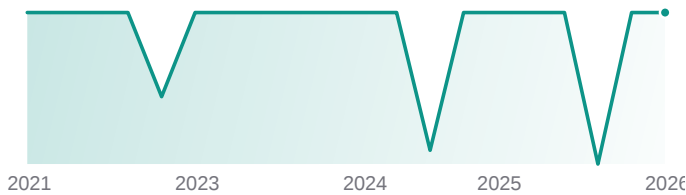
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



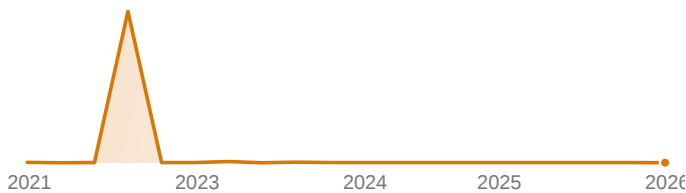
Sellers who sold at a gain

100%

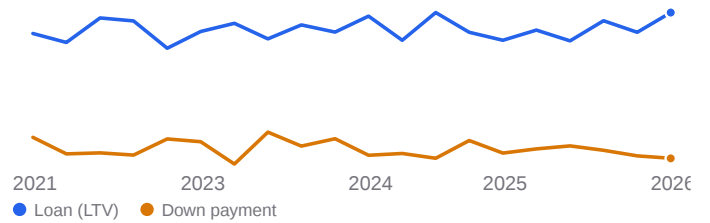


Median annualized return at resale

+3.6%

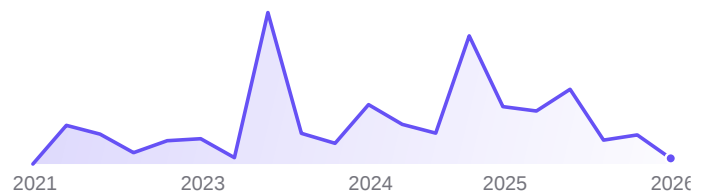


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



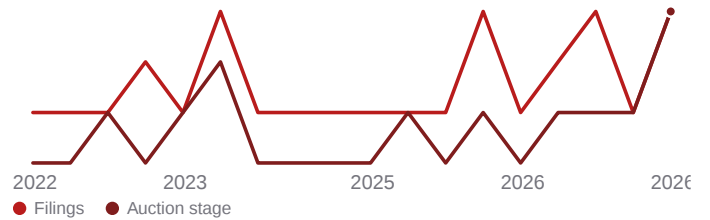
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	902
Median value (AVM)	\$422K
Median size	1,474 ft²
Median bedrooms	3
Median year built	1963
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	7.1%
Median loan-to-value	48%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	2,203
Density	213 / mi²
Median household income	\$84K
Average household income	\$101K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	54
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	6.7%
Unemployment	1.4%
Average temp	47°F
Annual precip	49 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.