

New Braintree 01531

ZIP code · MA · Massachusetts · Worcester County

SELLER'S MARKET

\$599K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

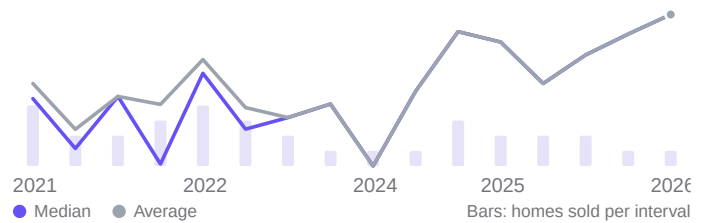
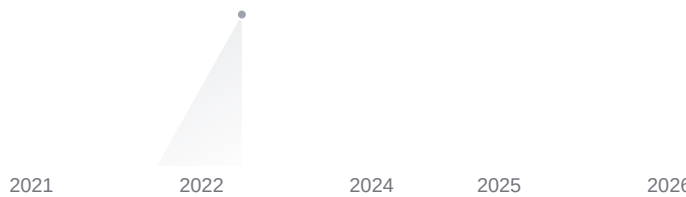
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$599K · Average \$599K

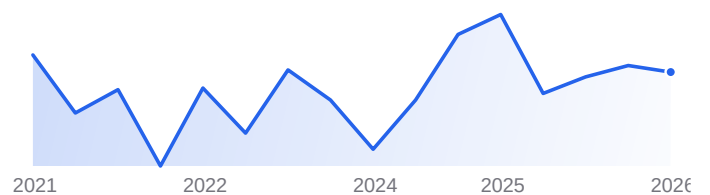
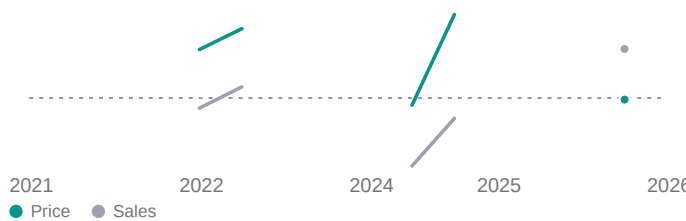


Growth (year over year)

Price -1.3% · Sales +40.0%

Price per square foot

\$220/ft²



Sale premium vs estimated value

-0.7%

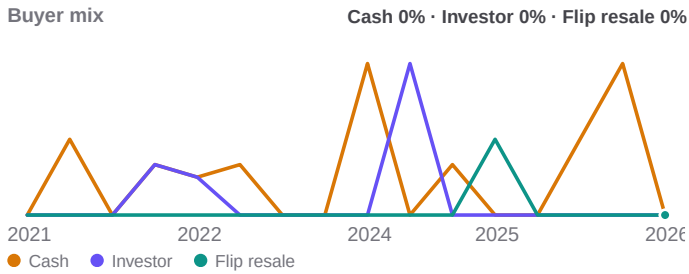
Annual turnover (share of homes sold)

1.3%



BUYERS & OUTCOMES

Buyer mix



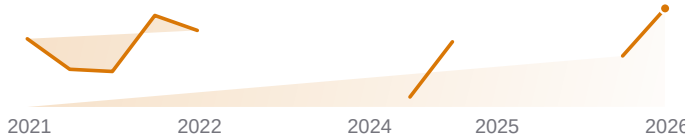
Sellers who sold at a gain

100%

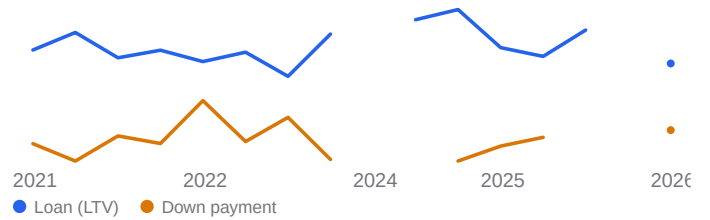
2021 2022 2024 2025 2026

Median annualized return at resale

+6.6%

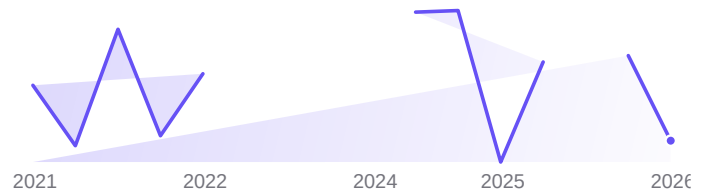


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



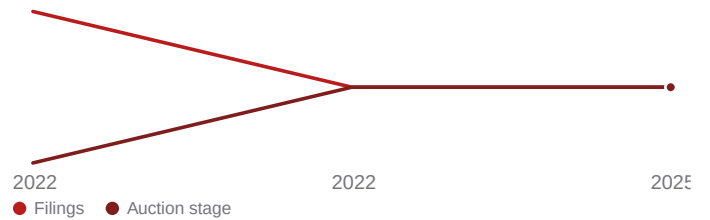
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	391
Median value (AVM)	\$458K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1986
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.9%
Owner occupied	90%
Company owned	7.2%
Median loan-to-value	40%
Typical ownership tenure	23.8 yrs

COMMUNITY

Population	1,159
Density	55 / mi²
Median household income	\$94K
Average household income	\$114K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	59
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	13.7%
Unemployment	1.3%
Average temp	46°F
Annual precip	48 in
Sunshine	50%

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