

North Brookfield 01535

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

BALANCED MARKET

\$421K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

51

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



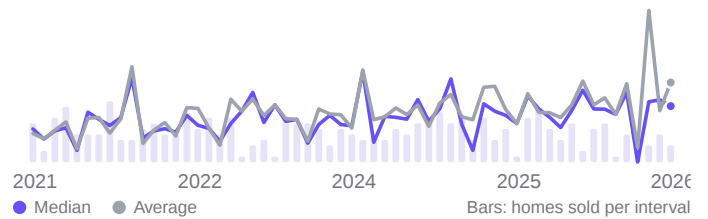
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$404K · Average \$518K

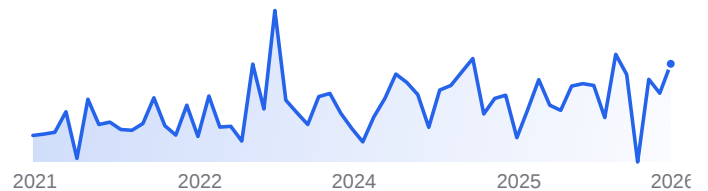
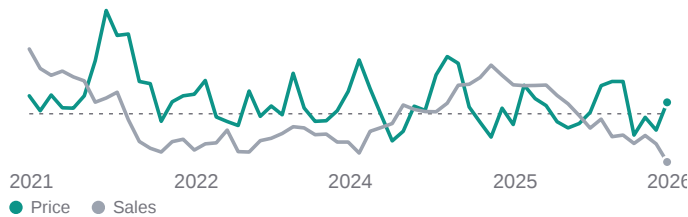


Growth (year over year)

Price +8.5% · Sales -36.3%

Price per square foot

\$334/ft²

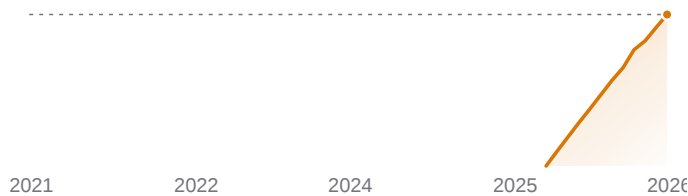


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

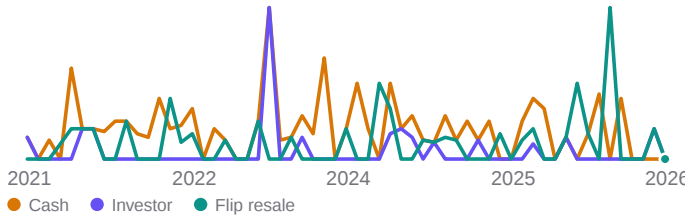
3.0%



BUYERS & OUTCOMES

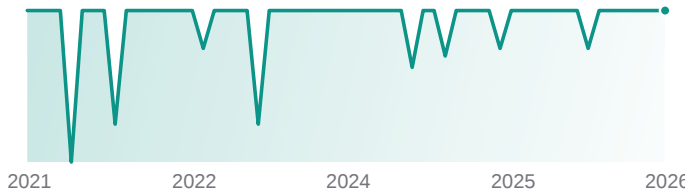
Buyer mix

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



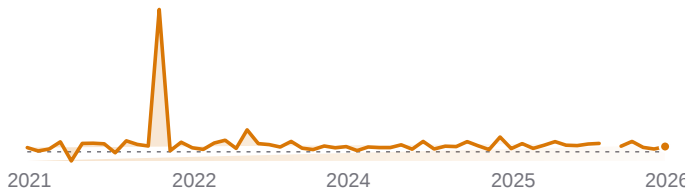
Sellers who sold at a gain

100%

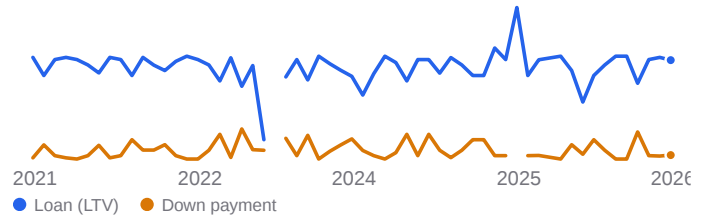


Median annualized return at resale

+5.5%

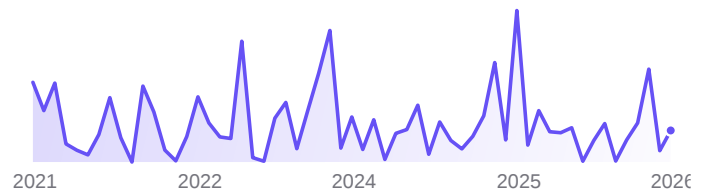


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.5%



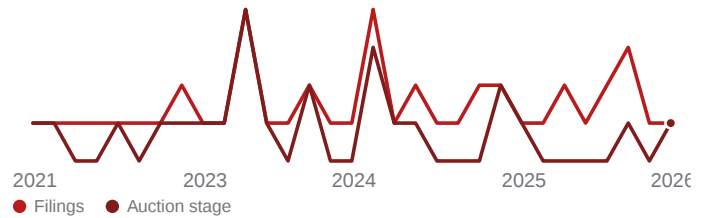
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,693
Median value (AVM)	\$389K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1965
Single family	82%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.8%
Owner occupied	84%
Company owned	7.0%
Median loan-to-value	48%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	4,912
Density	228 / mi²
Median household income	\$83K
Average household income	\$101K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	62
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	8.6%
Unemployment	1.3%
Average temp	46°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.