

West Brookfield 01585

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

BALANCED MARKET

\$375K

MEDIAN SALE PRICE

-10.0%

1-YR CHANGE

60

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



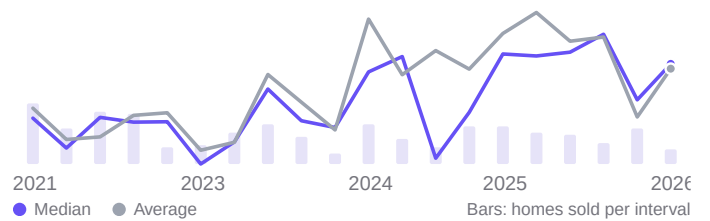
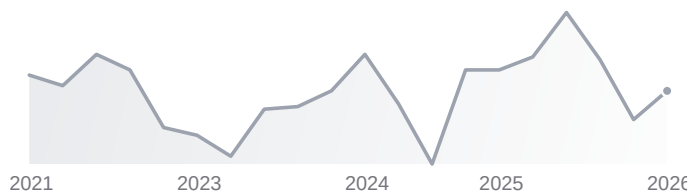
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$400K · Average \$395K

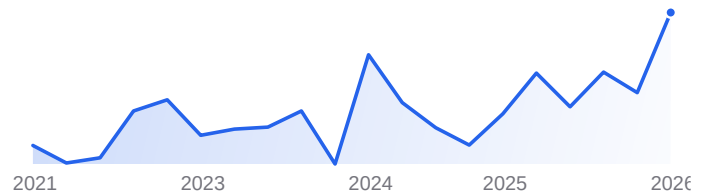
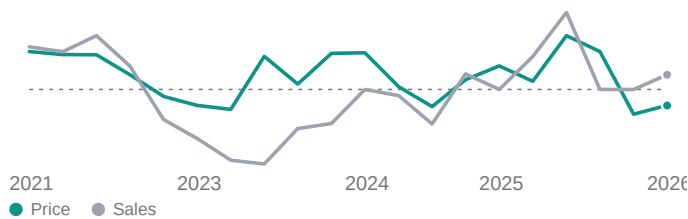


Growth (year over year)

Price -10.0% · Sales +9.1%

Price per square foot

\$321/ft²

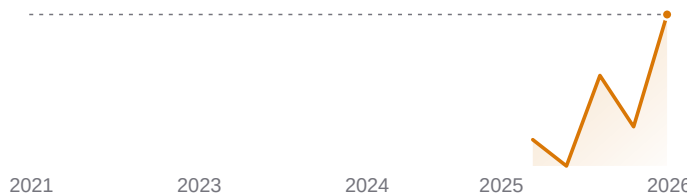


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

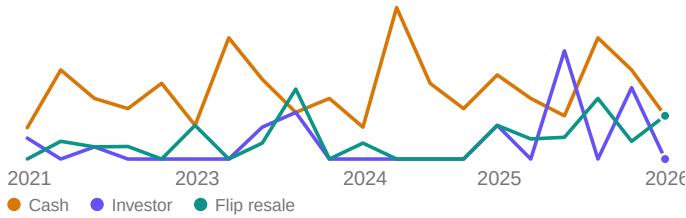
3.6%



BUYERS & OUTCOMES

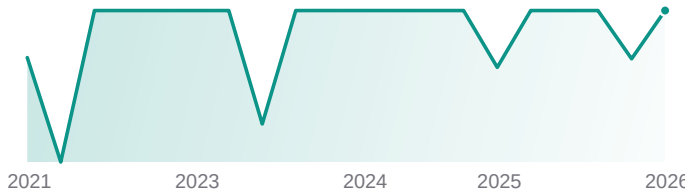
Buyer mix

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



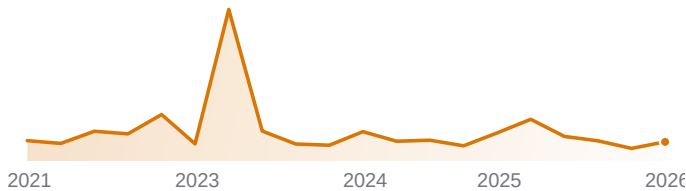
Sellers who sold at a gain

100%

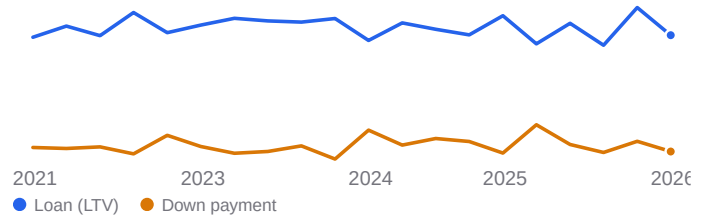


Median annualized return at resale

+5.2%

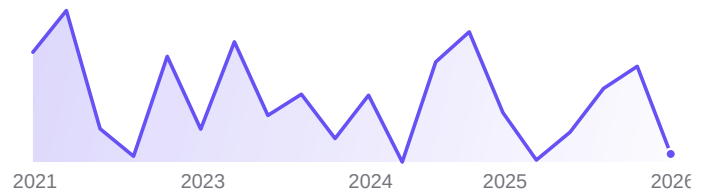


Financing (share of purchase price) Loan (LTV) 80% · Down payment 8.4%



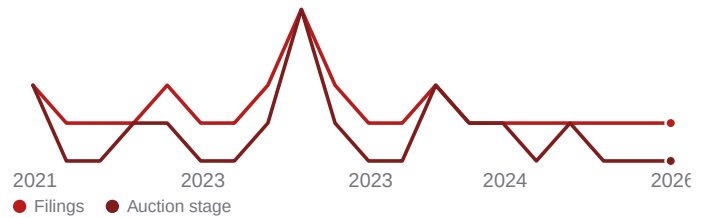
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,660
Median value (AVM)	\$437K
Median size	1,652 ft²
Median bedrooms	3
Median year built	1971
Single family	93%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	9.5%
Median loan-to-value	46%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	6,580
Density	184 / mi²
Median household income	\$72K
Average household income	\$96K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	58
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	9.7%
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.