

Georgetown 01833

ZIP code · MA · Massachusetts > Essex County

BALANCED MARKET

\$782K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

99

SALES (12 MO)

\$779K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



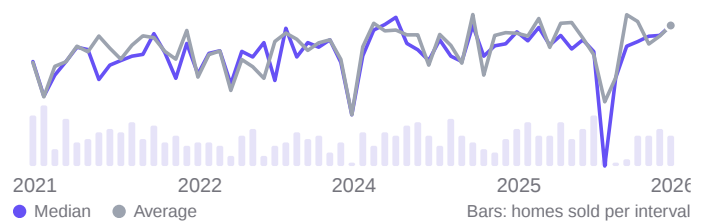
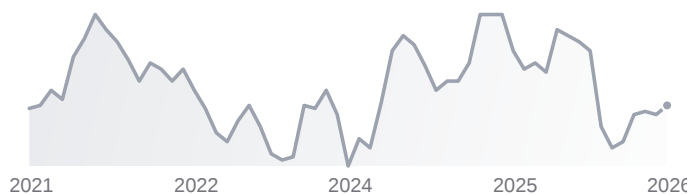
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$820K · Average \$820K

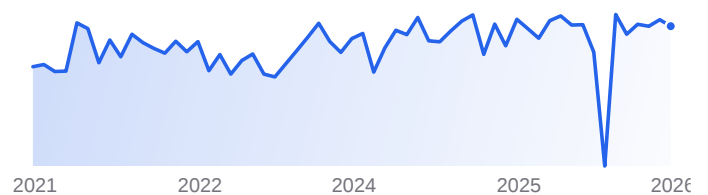
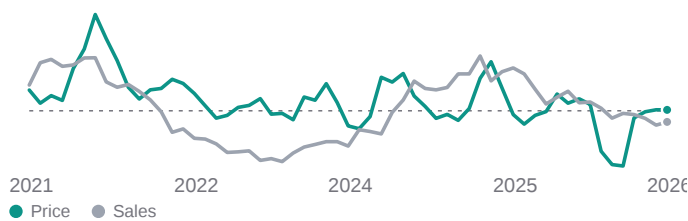


Growth (year over year)

Price +0.7% · Sales -8.3%

Price per square foot

\$390/ft²

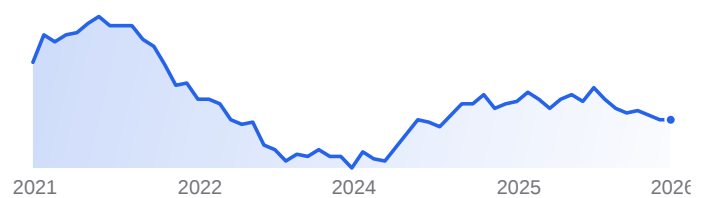
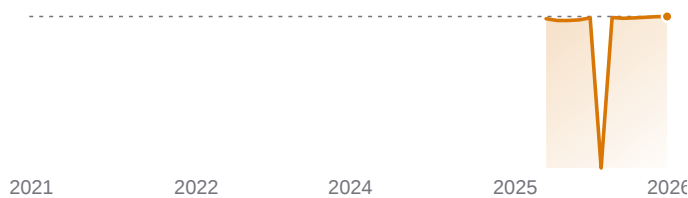


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

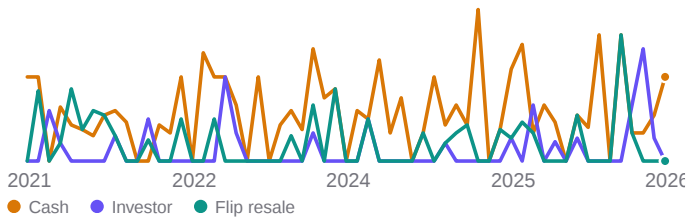
3.6%



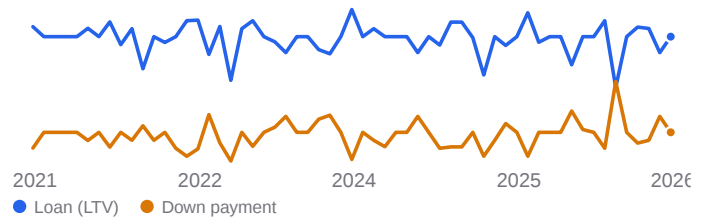
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

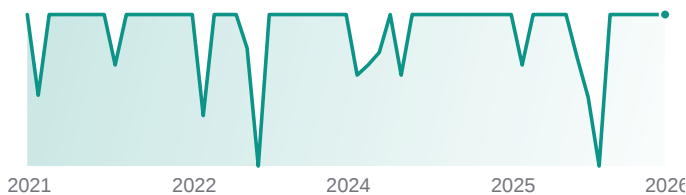


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

100%



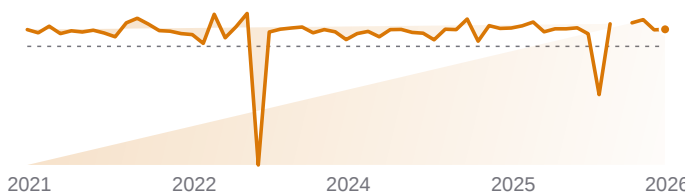
Typical hold before selling

20.5 yrs



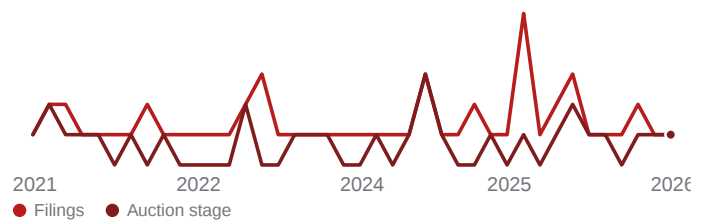
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,727
Median value (AVM)	\$779K
Median size	2,080 ft²
Median bedrooms	3
Median year built	1972
Single family	92%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	92%
Company owned	9.7%
Median loan-to-value	47%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	8,709
Density	661 / mi²
Median household income	\$144K
Average household income	\$160K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	98
Homes occupied	98%
Bachelor's or higher	35%
Poverty rate	2.8%
Unemployment	1.3%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

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.