

East Walpole 02032

ZIP code · MA · Massachusetts > Norfolk County

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

32

SALES (12 MO)

\$696K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



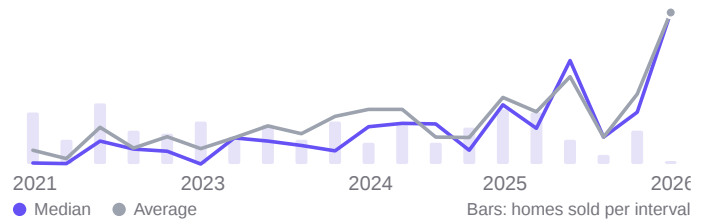
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$1.5M · Average \$1.5M

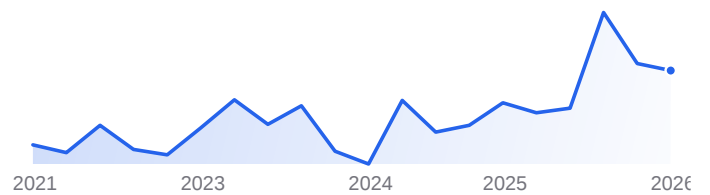
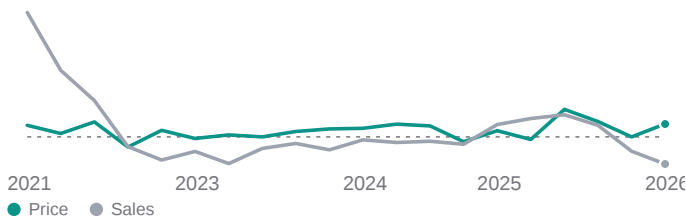


Growth (year over year)

Price +20.0% · Sales -41.8%

Price per square foot

\$476/ft²

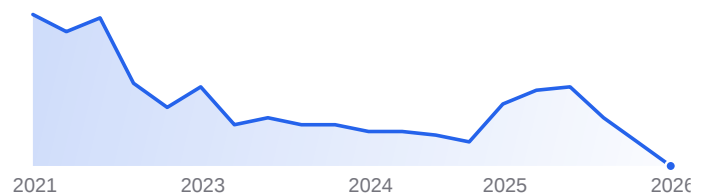


Sale premium vs estimated value

+11.5%

Annual turnover (share of homes sold)

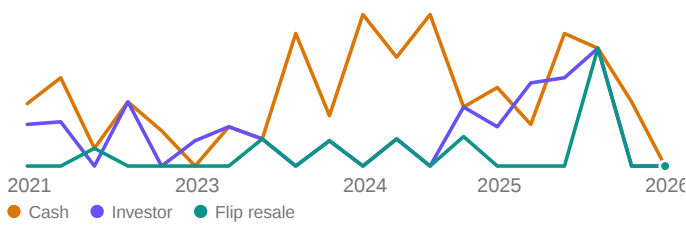
2.2%



BUYERS & OUTCOMES

Buyer mix

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



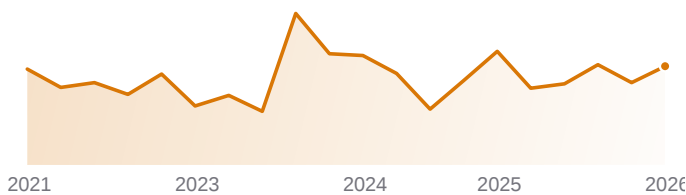
Sellers who sold at a gain

100%

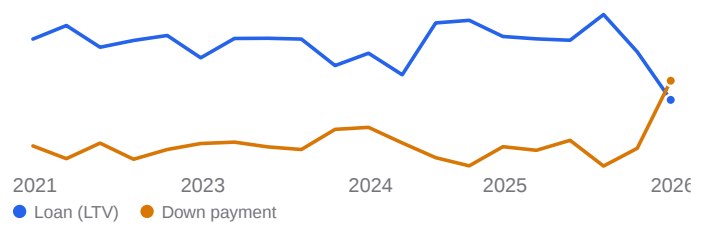


Median annualized return at resale

+5.2%

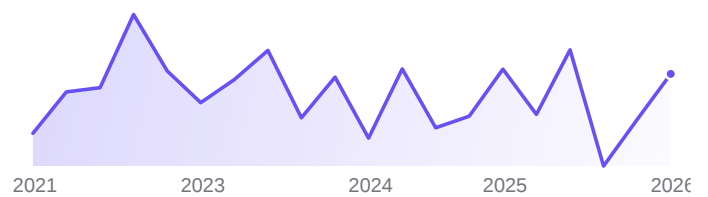


Financing (share of purchase price) Loan (LTV) 45% · Down payment 55%



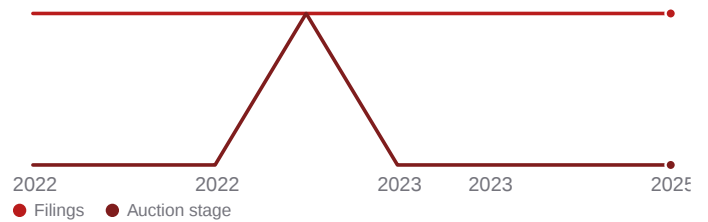
Typical hold before selling

14.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,475
Median value (AVM)	\$696K
Median size	1,900 ft²
Median bedrooms	3
Median year built	1961
Single family	85%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	90%
Company owned	10.0%
Median loan-to-value	52%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	4,957
Density	2,097 / mi²
Median household income	\$149K
Average household income	\$159K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	65
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	6.7%
Unemployment	1.4%
Average temp	49°F
Annual precip	48 in
Sunshine	52%

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.