

Medfield 02052

ZIP code · MA · Massachusetts > Norfolk County > Medfield

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

136

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



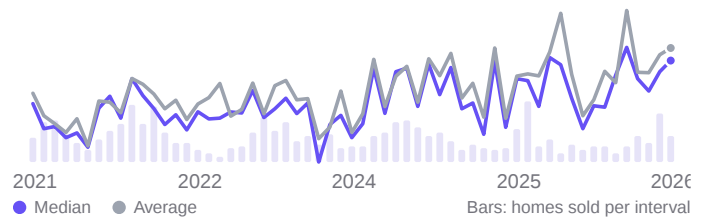
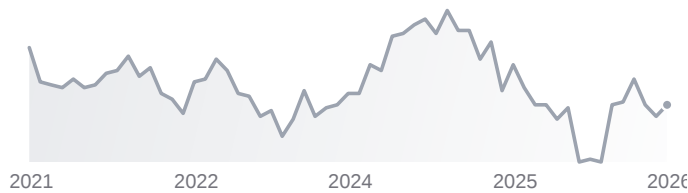
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.2M · Average \$1.3M

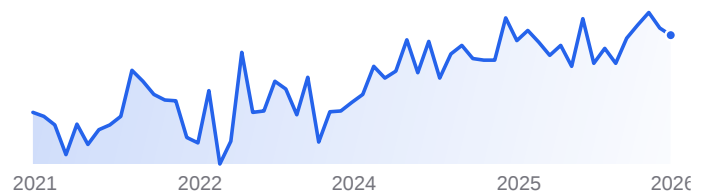
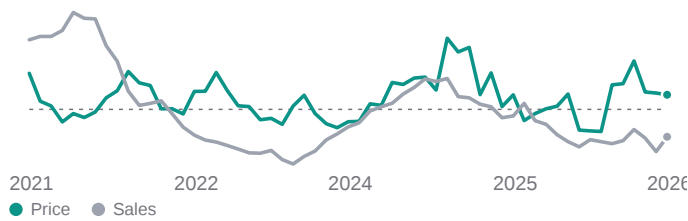


Growth (year over year)

Price +9.9% · Sales -18.6%

Price per square foot

\$472/ft²

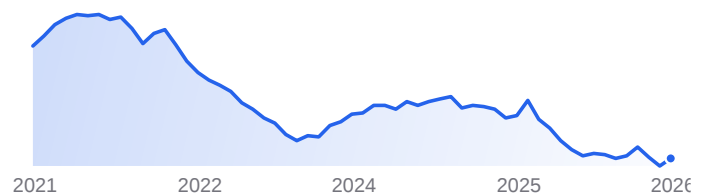


Sale premium vs estimated value

+4.1%

Annual turnover (share of homes sold)

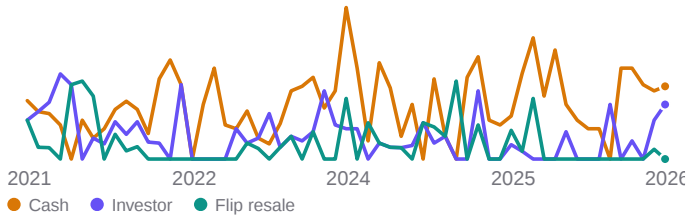
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 20% · Flip resale 0%



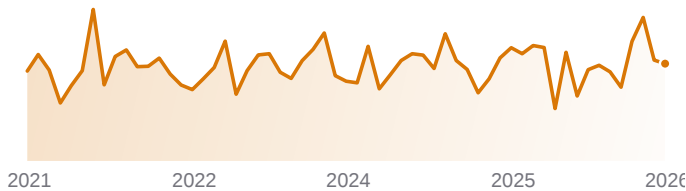
Sellers who sold at a gain

100%

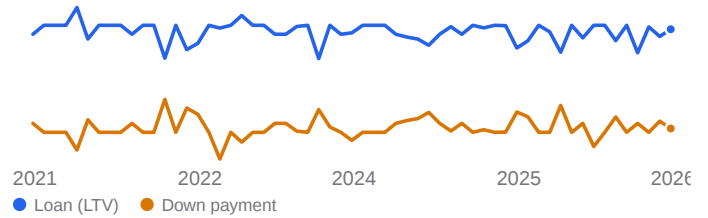


Median annualized return at resale

+4.5%

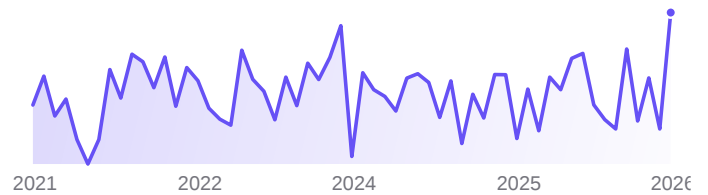


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



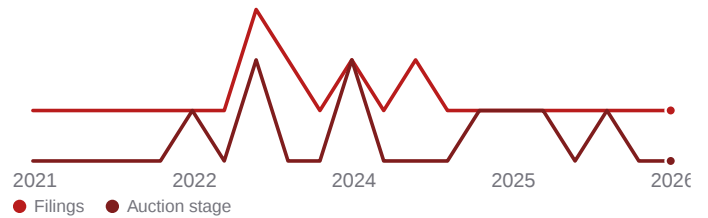
Typical hold before selling

26.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,043
Median value (AVM)	\$1M
Median size	2,348 ft²
Median bedrooms	4
Median year built	1972
Single family	88%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	95%
Company owned	19%
Median loan-to-value	49%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	12,853
Density	879 / mi²
Median household income	\$190K
Average household income	\$256K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	63
Homes occupied	98%
Bachelor's or higher	40%
Poverty rate	4.1%
Unemployment	1.3%
Average temp	49°F
Annual precip	48 in
Sunshine	52%

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.