

Braintree 02184

ZIP code · MA · Massachusetts > Norfolk County

SELLER'S MARKET

\$720K

MEDIAN SALE PRICE

+8.3%

1-YR CHANGE

361

SALES (12 MO)

\$710K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

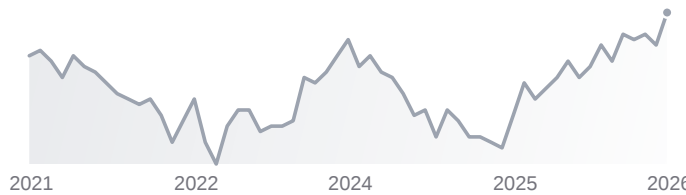
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

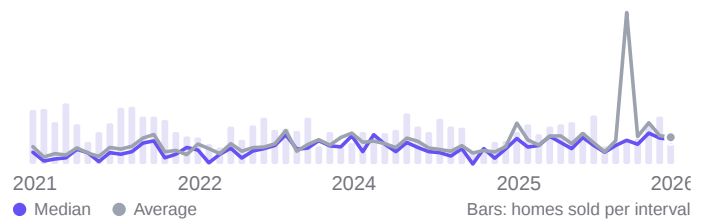
Market temperature (0–100)

66 / 100



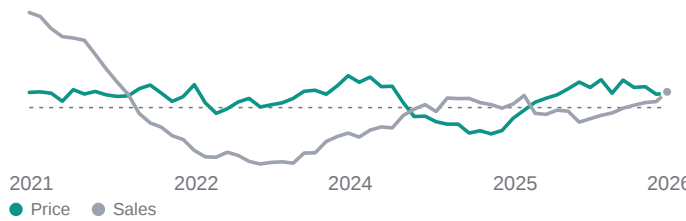
Sale prices

Median \$700K · Average \$717K



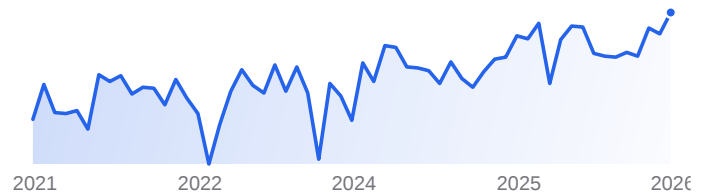
Growth (year over year)

Price +8.3% · Sales +9.1%



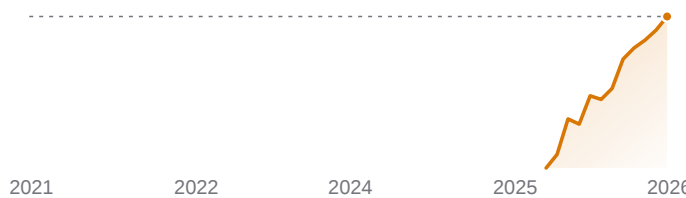
Price per square foot

\$452/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

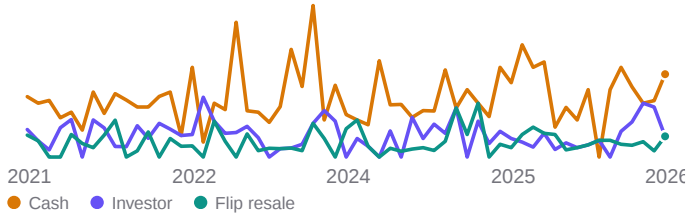
3.1%



BUYERS & OUTCOMES

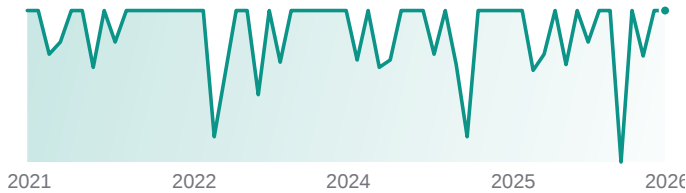
Buyer mix

Cash 31% · Investor 7.7% · Flip resale 7.7%



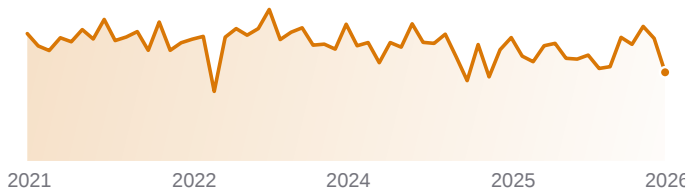
Sellers who sold at a gain

100%

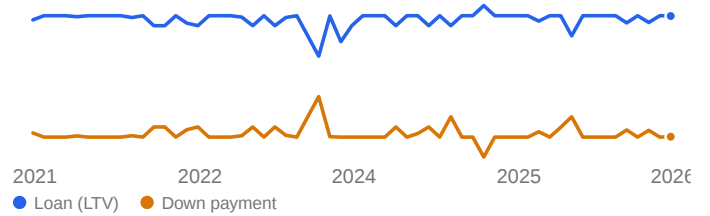


Median annualized return at resale

+3.6%

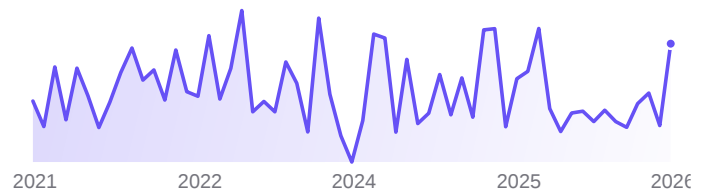


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



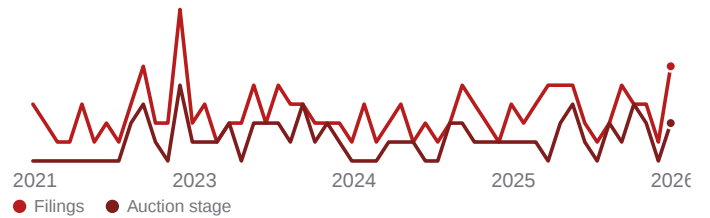
Typical hold before selling

17.5 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	11,600
Median value (AVM)	\$710K
Median size	1,751 ft²
Median bedrooms	3
Median year built	1953
Single family	79%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	19%
Median loan-to-value	46%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	39,764
Density	2,454 / mi²
Median household income	\$118K
Average household income	\$147K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	70
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	5.8%
Unemployment	1.2%
Average temp	50°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.