

East Weymouth 02189

ZIP code · MA · Massachusetts > Norfolk County

BUYER'S MARKET

\$539K

MEDIAN SALE PRICE

-15.4%

1-YR CHANGE

143

SALES (12 MO)

\$585K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



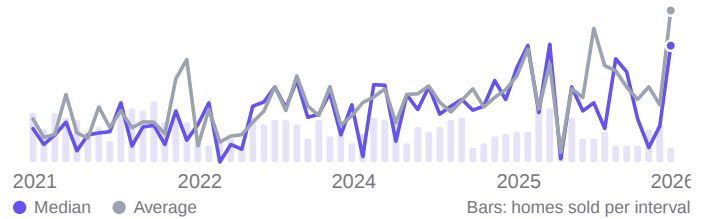
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$729K · Average \$839K

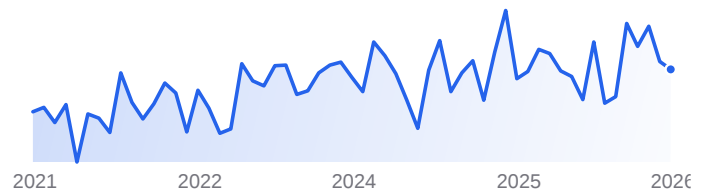
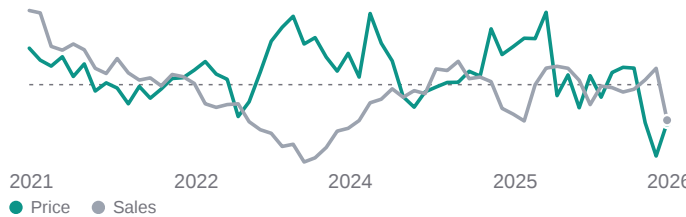


Growth (year over year)

Price -15.4% · Sales -14.4%

Price per square foot

\$406/ft²

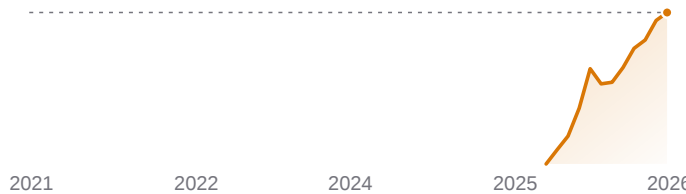


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

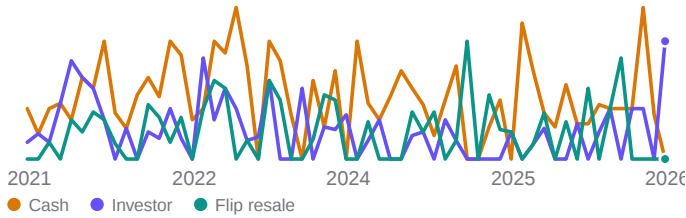
3.3%



BUYERS & OUTCOMES

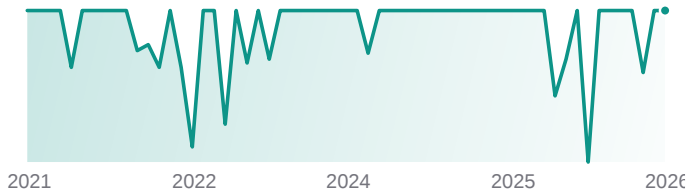
Buyer mix

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



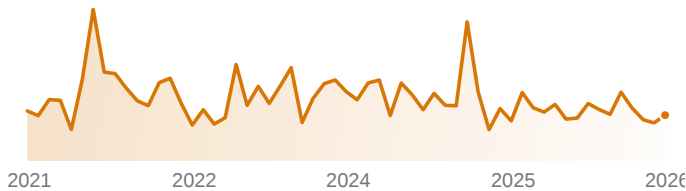
Sellers who sold at a gain

100%

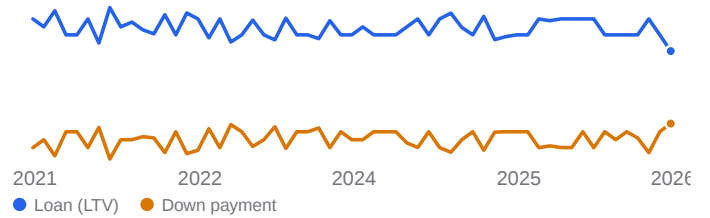


Median annualized return at resale

+4.2%

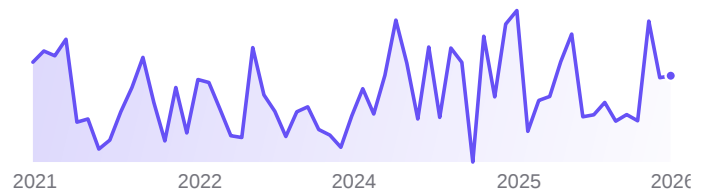


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



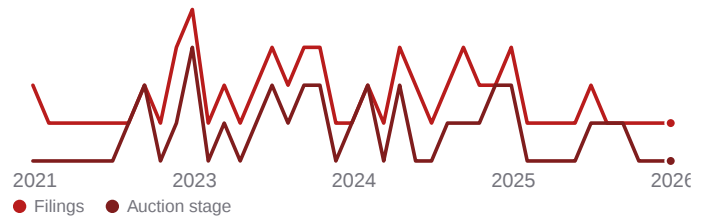
Typical hold before selling

11.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,330
Median value (AVM)	\$585K
Median size	1,383 ft²
Median bedrooms	3
Median year built	1951
Single family	75%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	15,063
Density	3,643 / mi²
Median household income	\$92K
Average household income	\$121K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	74
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	47 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.