

Brockton 02301

ZIP code · MA · Massachusetts > Plymouth County > Brockton

BALANCED MARKET

\$553K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

430

SALES (12 MO)

\$494K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



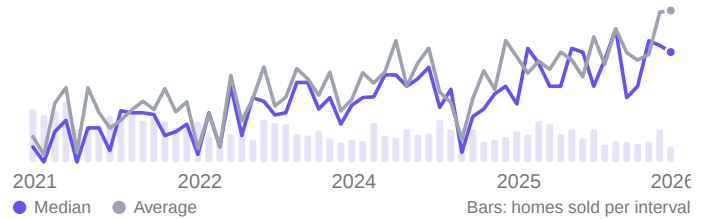
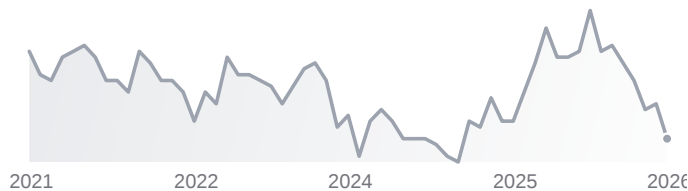
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$545K · Average \$600K

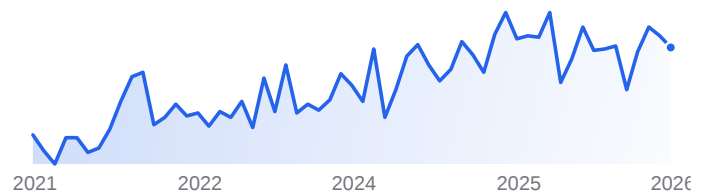
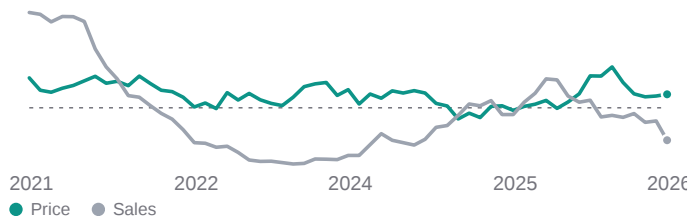


Growth (year over year)

Price +6.6% · Sales -15.9%

Price per square foot

\$315/ft²

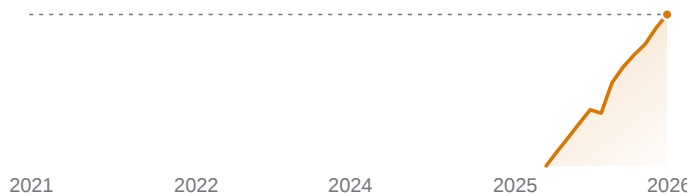


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

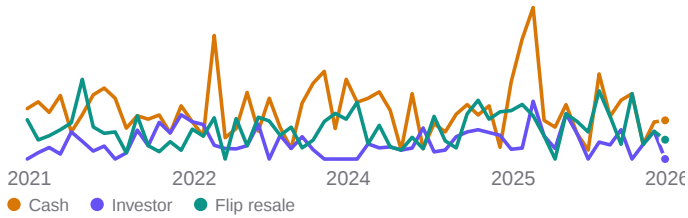
3.2%



BUYERS & OUTCOMES

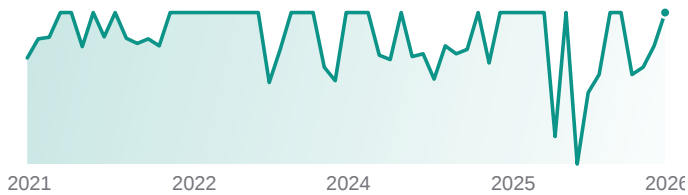
Buyer mix

Cash 9.1% · Investor 0% · Flip resale 4.5%



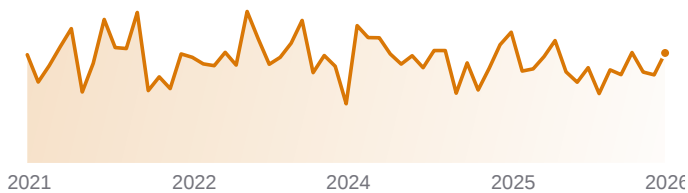
Sellers who sold at a gain

100%

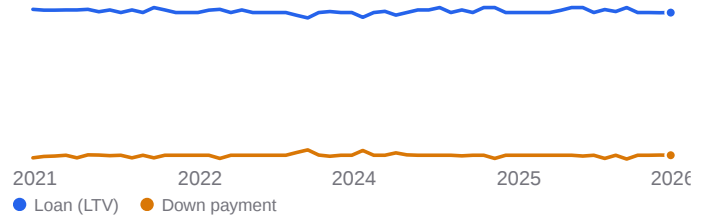


Median annualized return at resale

+7.1%

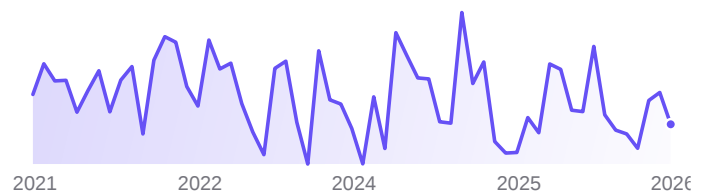


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



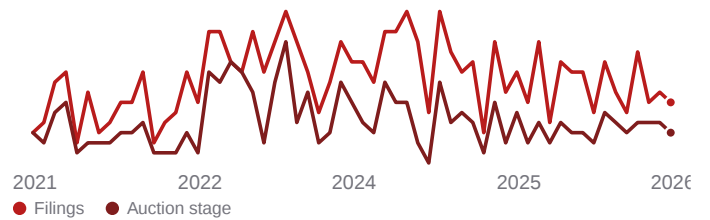
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	13,431
Median value (AVM)	\$494K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1950
Single family	65%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.8%
Owner occupied	83%
Company owned	8.6%
Median loan-to-value	50%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	71,055
Density	5,647 / mi²
Median household income	\$75K
Average household income	\$102K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	71
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	14.7%
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.