

Brockton 02302

ZIP code · MA · Massachusetts > Plymouth County > Brockton

BALANCED MARKET

\$486K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

305

SALES (12 MO)

\$483K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



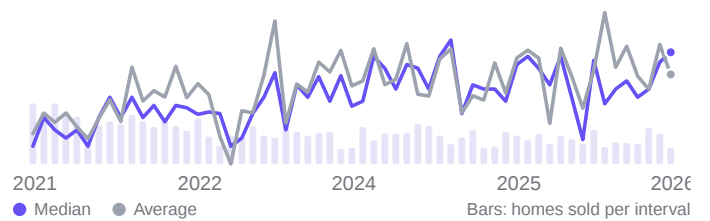
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$505K · Average \$478K

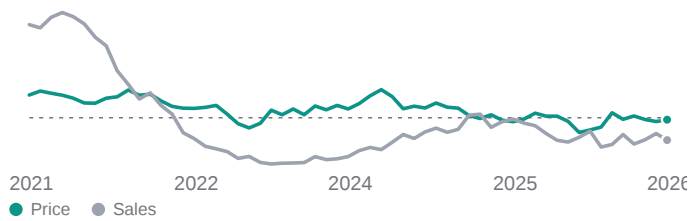


Growth (year over year)

Price -1.2% · Sales -13.6%

Price per square foot

\$333/ft²

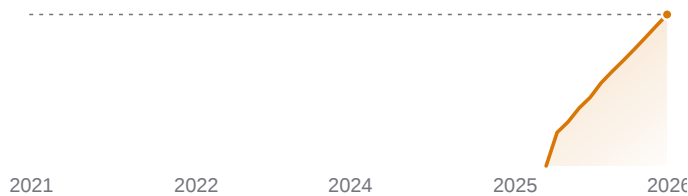


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

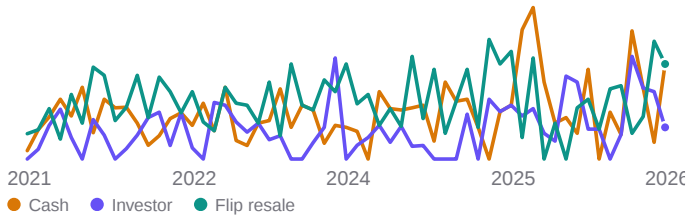
3.2%



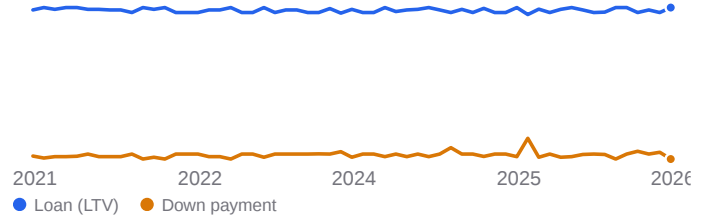
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 5.9% · Flip resale 18%

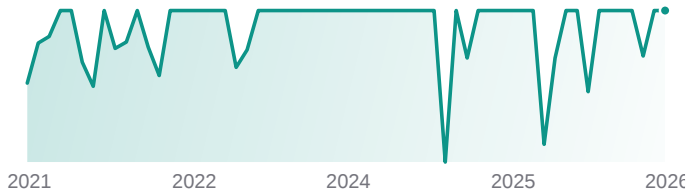


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



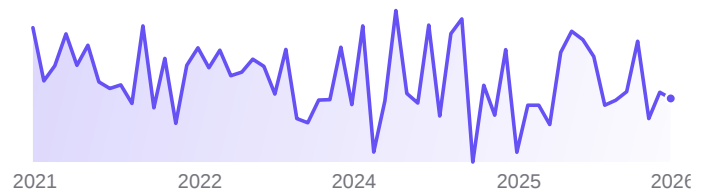
Sellers who sold at a gain

100%



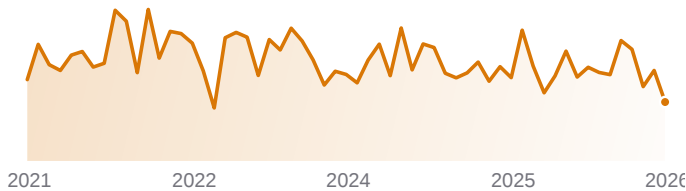
Typical hold before selling

8.5 yrs



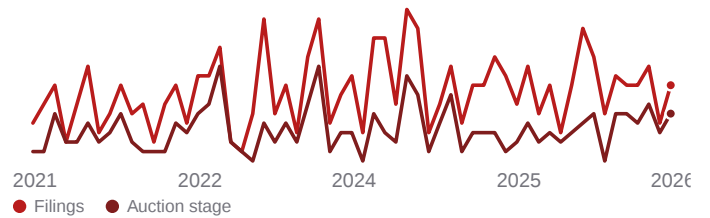
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 8 · Auction stage 5



HOUSING STOCK

Homes	9,519
Median value (AVM)	\$483K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1960
Single family	86%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.9%
Owner occupied	89%
Company owned	7.0%
Median loan-to-value	51%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	37,248
Density	4,183 / mi²
Median household income	\$83K
Average household income	\$113K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	69
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	12.0%
Unemployment	1.3%
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.