

Plainville 02762

ZIP code · MA · Massachusetts > Norfolk County

SELLER'S MARKET

\$598K

MEDIAN SALE PRICE

+17.6%

1-YR CHANGE

92

SALES (12 MO)

\$577K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

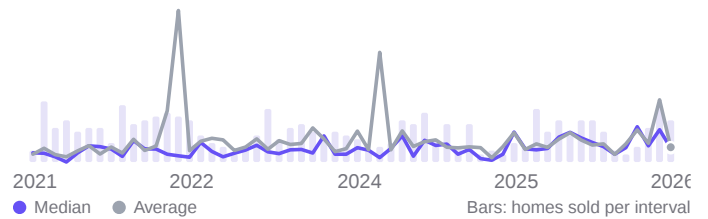
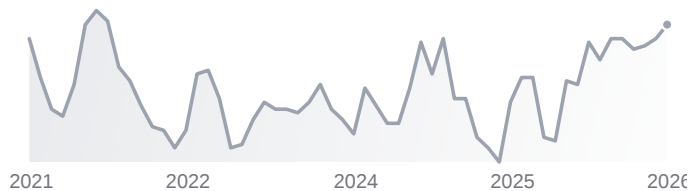
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$519K · Average \$529K

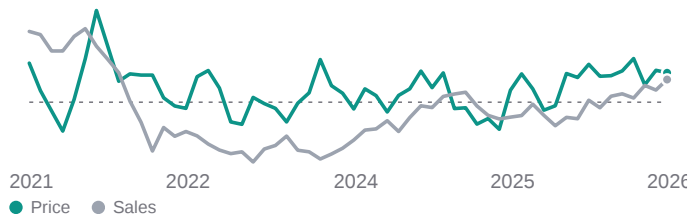


Growth (year over year)

Price +17.6% · Sales +13.6%

Price per square foot

\$366/ft²

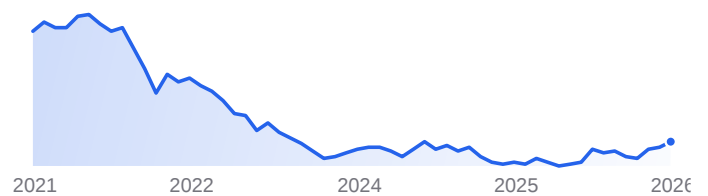
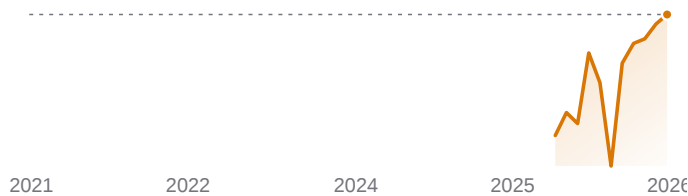


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

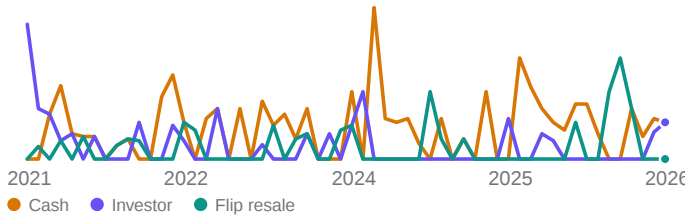
3.4%



BUYERS & OUTCOMES

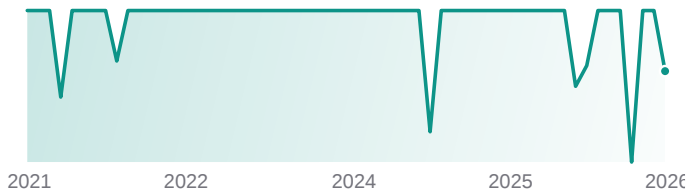
Buyer mix

Cash 18% · Investor 18% · Flip resale 0%



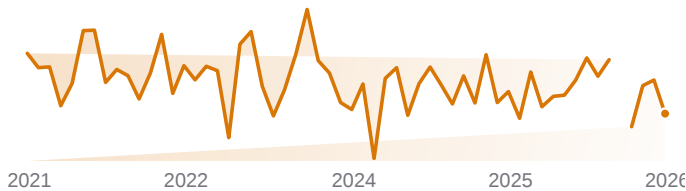
Sellers who sold at a gain

90%

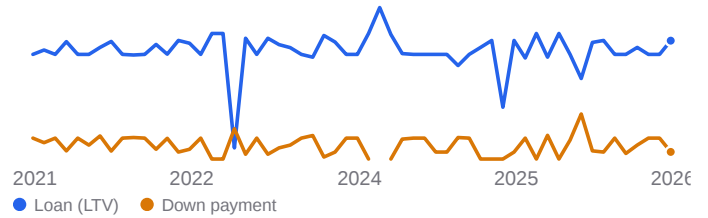


Median annualized return at resale

+3.0%

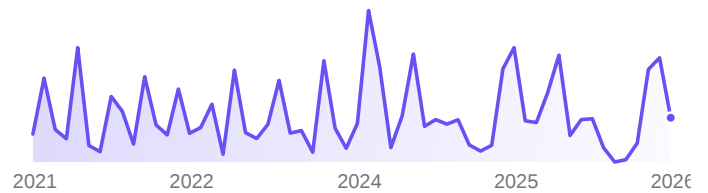


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



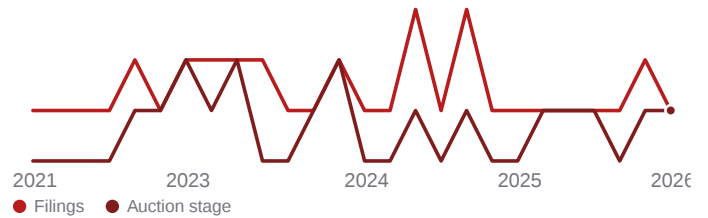
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,674
Median value (AVM)	\$577K
Median size	1,755 ft²
Median bedrooms	3
Median year built	1979
Single family	76%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	14%
Median loan-to-value	51%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	9,658
Density	870 / mi²
Median household income	\$111K
Average household income	\$134K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	68
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	5.4%
Unemployment	1.2%
Average temp	49°F
Annual precip	49 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.