

Rochester 02770

ZIP code · MA · Massachusetts > Plymouth County

BUYER'S MARKET

\$532K

MEDIAN SALE PRICE

-32.5%

1-YR CHANGE

59

SALES (12 MO)

\$719K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



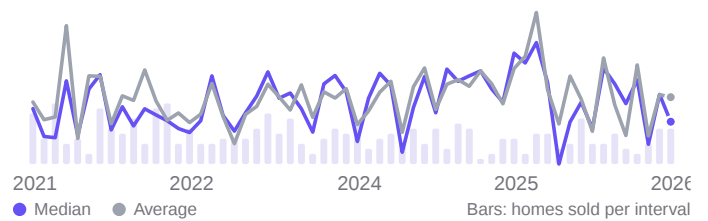
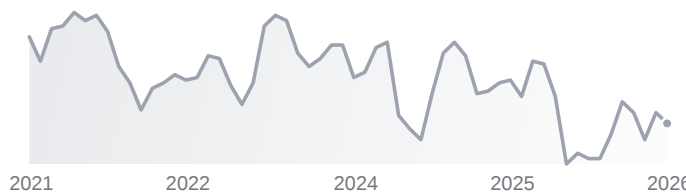
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$526K · Average \$619K

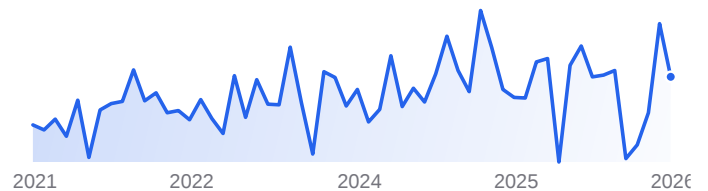
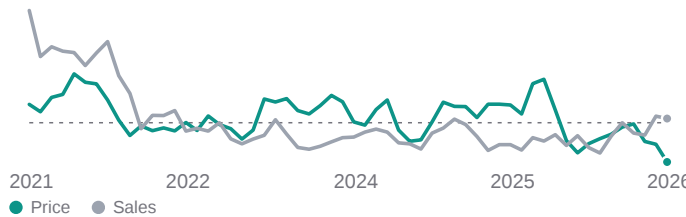


Growth (year over year)

Price -32.5% · Sales +3.5%

Price per square foot

\$334/ft²

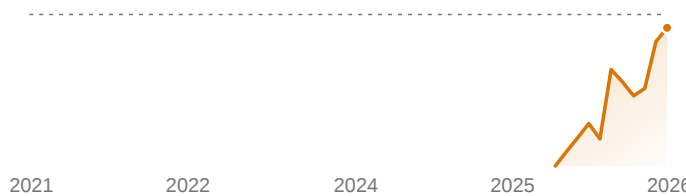


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

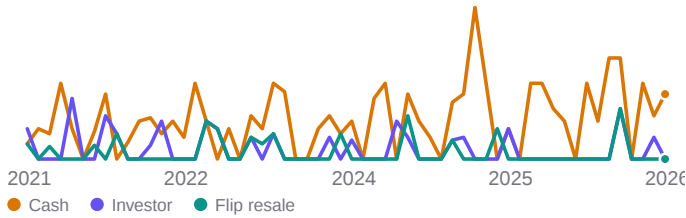
2.8%



BUYERS & OUTCOMES

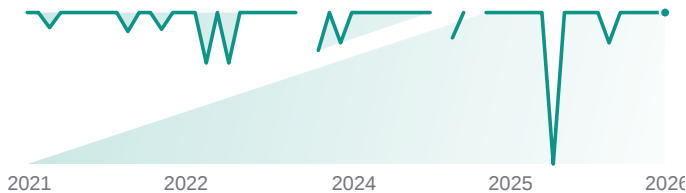
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



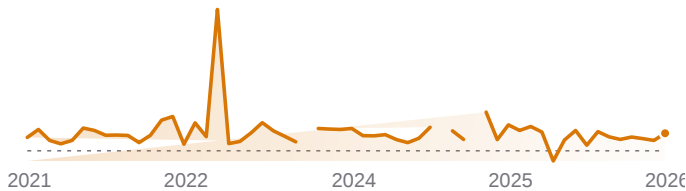
Sellers who sold at a gain

100%

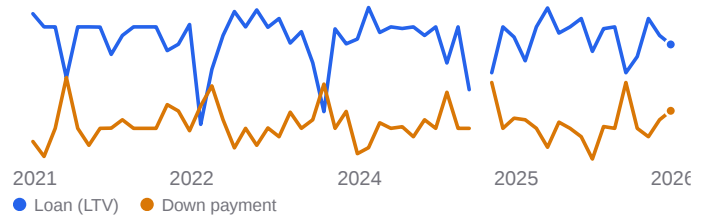


Median annualized return at resale

+5.3%

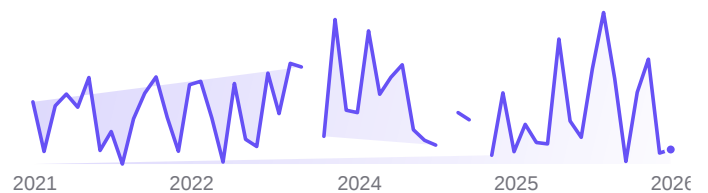


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



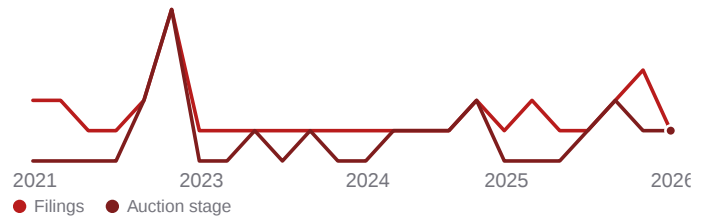
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,117
Median value (AVM)	\$719K
Median size	2,022 ft²
Median bedrooms	3
Median year built	1987
Single family	86%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	19%
Median loan-to-value	40%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	5,620
Density	165 / mi²
Median household income	\$115K
Average household income	\$145K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	64
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	4.1%
Unemployment	1.3%
Average temp	50°F
Annual precip	49 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.