

Berkley 02779

ZIP code · MA · Massachusetts · Bristol County

BALANCED MARKET

\$673K

MEDIAN SALE PRICE

+11.2%

1-YR CHANGE

55

SALES (12 MO)

\$609K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



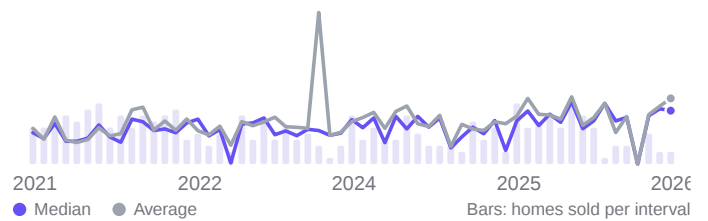
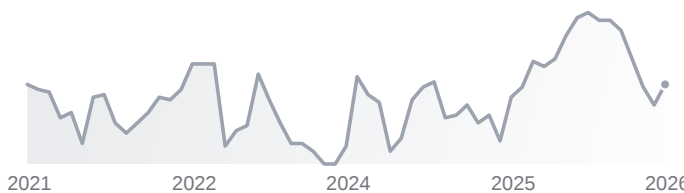
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$683K · Average \$796K

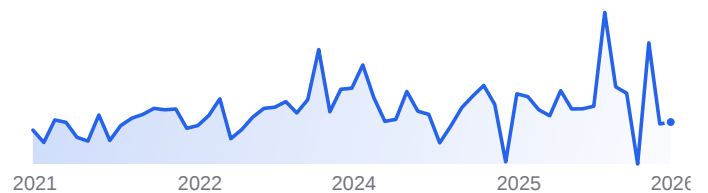
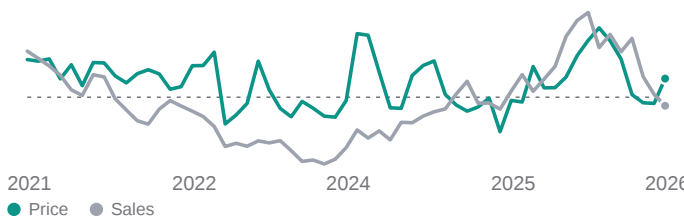


Growth (year over year)

Price +11.2% · Sales -5.2%

Price per square foot

\$290/ft²

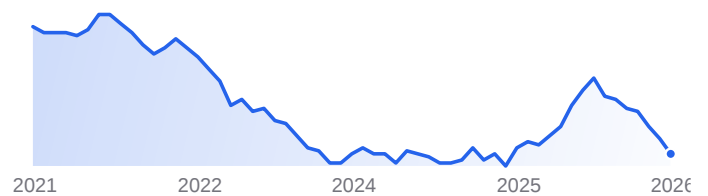
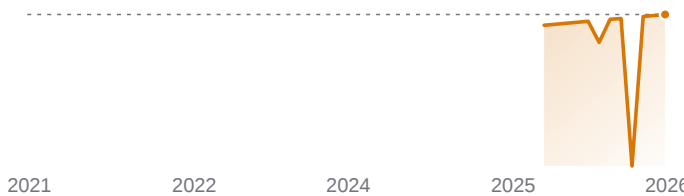


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

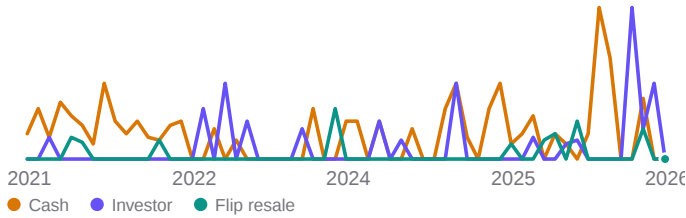
2.4%



BUYERS & OUTCOMES

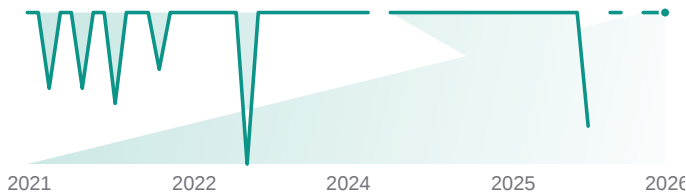
Buyer mix

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



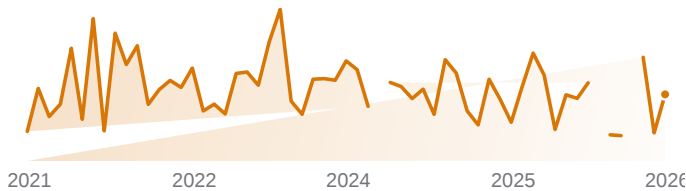
Sellers who sold at a gain

100%

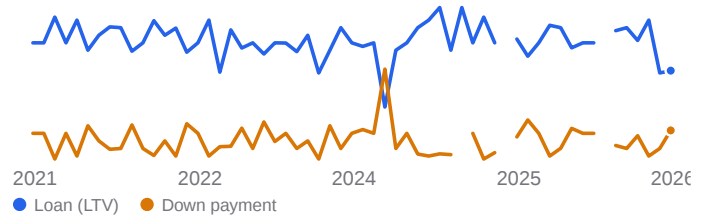


Median annualized return at resale

+5.6%

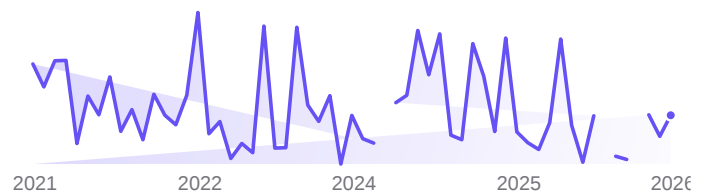


Financing (share of purchase price) Loan (LTV) 62% · Down payment 22%



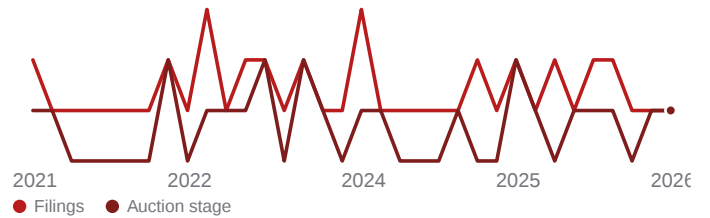
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,311
Median value (AVM)	\$609K
Median size	1,746 ft²
Median bedrooms	3
Median year built	1988
Single family	94%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	92%
Company owned	14%
Median loan-to-value	44%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	7,050
Density	394 / mi²
Median household income	\$123K
Average household income	\$140K
Crime index (US avg 100)	19
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	63
Homes occupied	98%
Bachelor's or higher	26%
Poverty rate	1.1%
Unemployment	1.6%
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.