

Turners Falls

Community · MA · Massachusetts > Franklin County

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

47

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

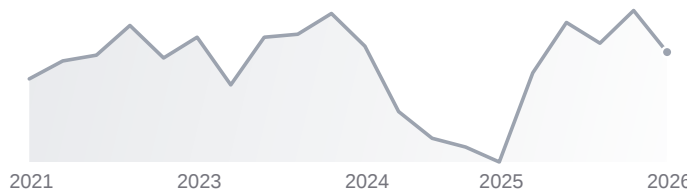
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

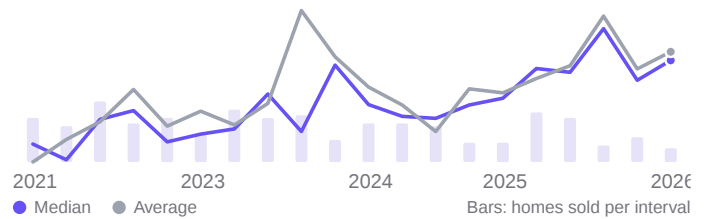
Market temperature (0–100)

56 / 100



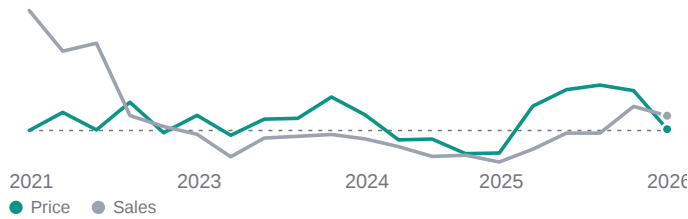
Sale prices

Median \$325K · Average \$334K



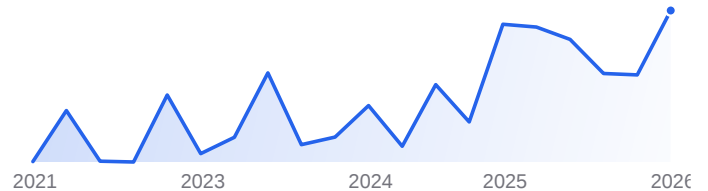
Growth (year over year)

Price +1.0% · Sales +11.9%



Price per square foot

\$252/ft²



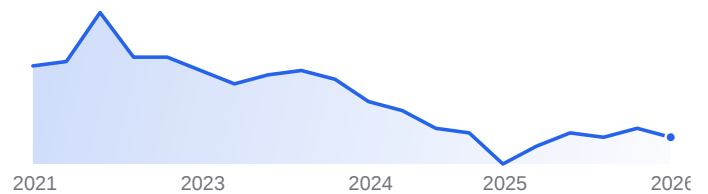
Sale premium vs estimated value

+1.5%



Annual turnover (share of homes sold)

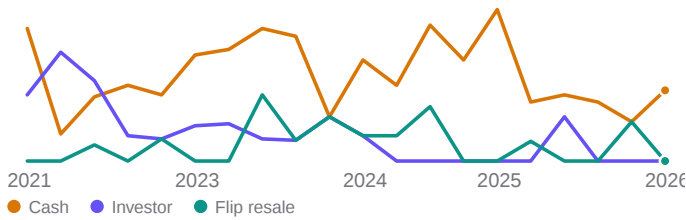
3.1%



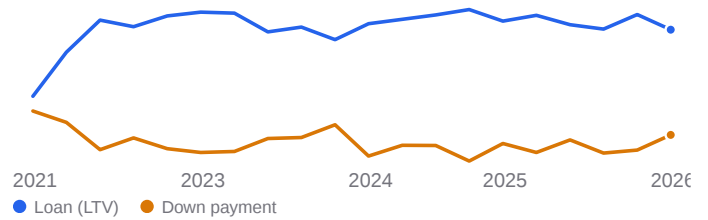
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

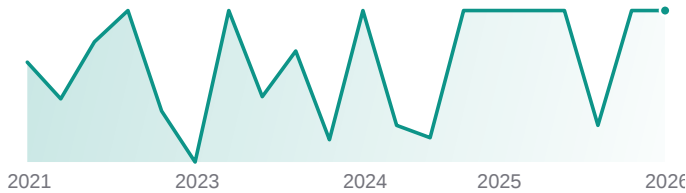


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



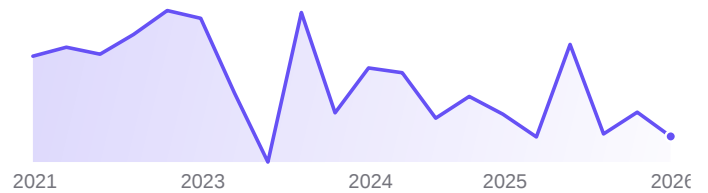
Sellers who sold at a gain

100%



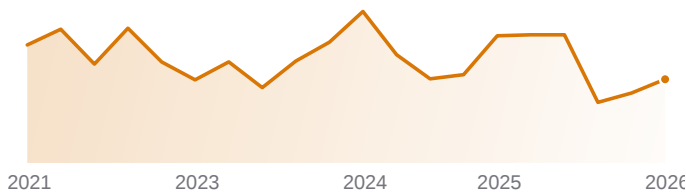
Typical hold before selling

4.0 yrs



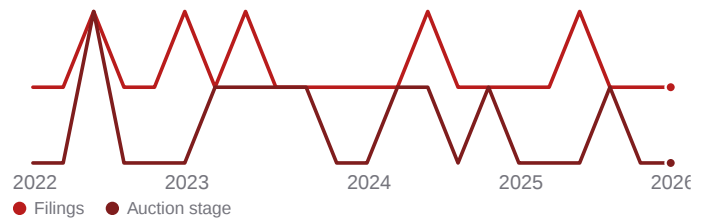
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,498
Median value (AVM)	\$328K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1935
Single family	73%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.8%
Owner occupied	81%
Company owned	9.6%
Median loan-to-value	36%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	4,551
Density	2,394 / mi²
Median household income	\$54K
Average household income	\$76K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	10.9%
Unemployment	1.2%
Average temp	47°F
Annual precip	45 in
Sunshine	50%

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