

Berkshire County, MA

County · MA · Massachusetts

SELLER'S MARKET

\$343K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

1,889

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



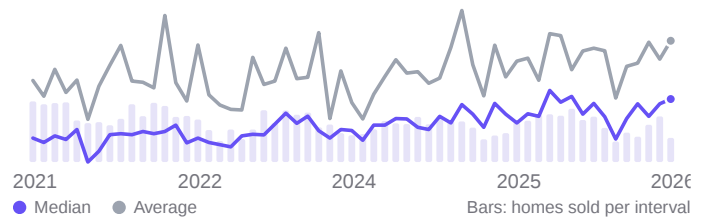
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$360K · Average \$494K

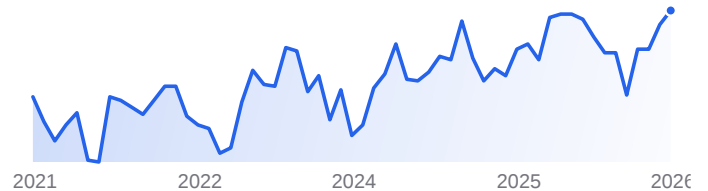
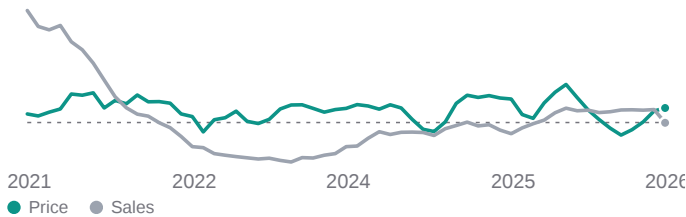


Growth (year over year)

Price +8.2% · Sales -0.1%

Price per square foot

\$236/ft²

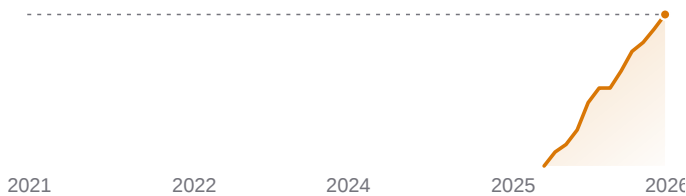


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

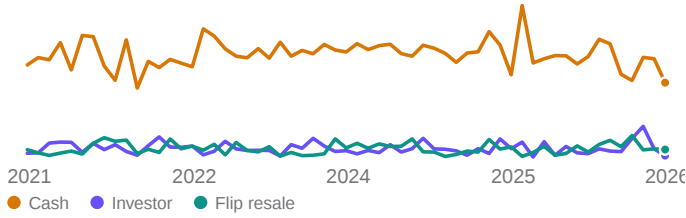
3.6%



BUYERS & OUTCOMES

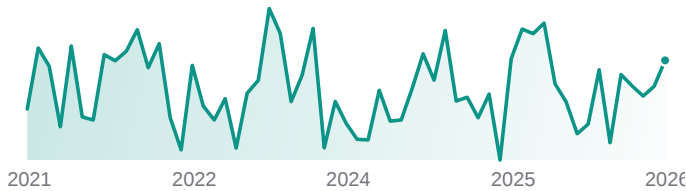
Buyer mix

Cash 26% · Investor 2.0% · Flip resale 4.0%



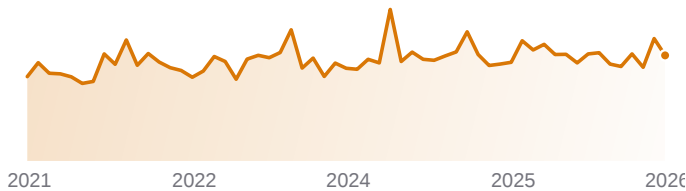
Sellers who sold at a gain

94%

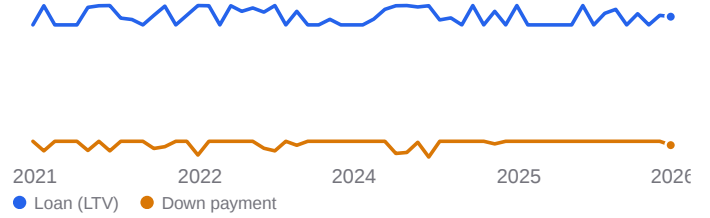


Median annualized return at resale

+5.1%

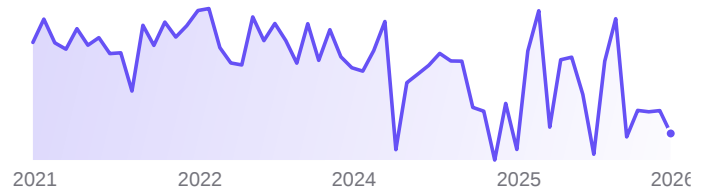


Financing (share of purchase price) Loan (LTV) 84% · Down payment 18%



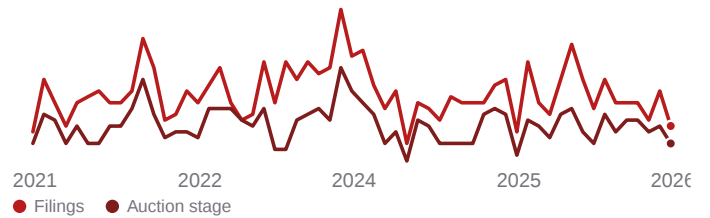
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 4



HOUSING STOCK

Homes	52,392
Median value (AVM)	\$381K
Median size	1,652 ft²
Median bedrooms	3
Median year built	1954
Single family	82%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	14%
Median loan-to-value	37%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	128,643
Density	139 / mi²
Median household income	\$72K
Average household income	\$100K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	53
Homes occupied	83%
Bachelor's or higher	22%
Poverty rate	12.5%
Unemployment	1.2%
Average temp	45°F
Annual precip	47 in
Sunshine	50%

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.