

Chesterfield 01012

ZIP code · MA · Massachusetts › Hampshire County

BUYER'S MARKET

\$60K

MEDIAN SALE PRICE

-70.7%

1-YR CHANGE

11

SALES (12 MO)

\$400K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



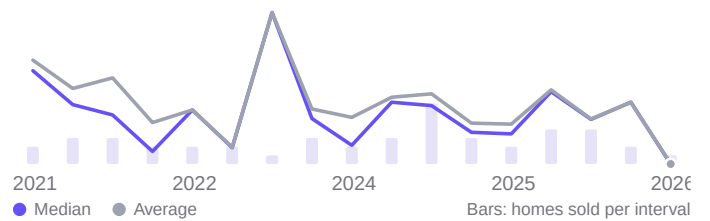
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$60K · Average \$60K

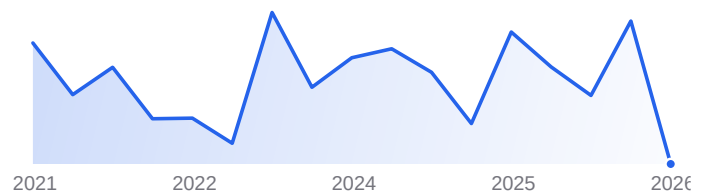


Growth (year over year)

Price -70.7% · Sales -26.7%

Price per square foot

\$44/ft²

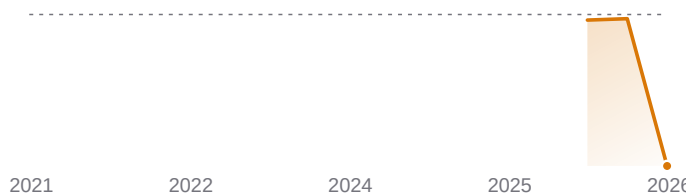


Sale premium vs estimated value

-84.7%

Annual turnover (share of homes sold)

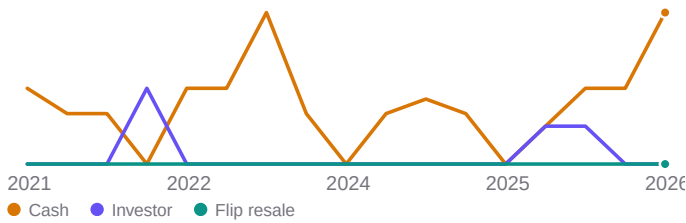
3.1%



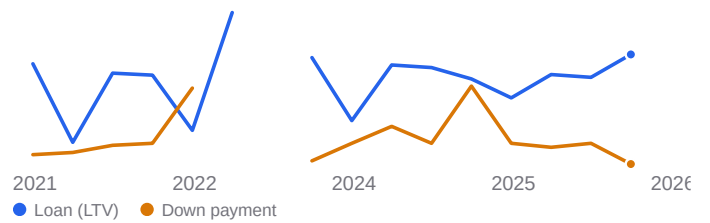
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

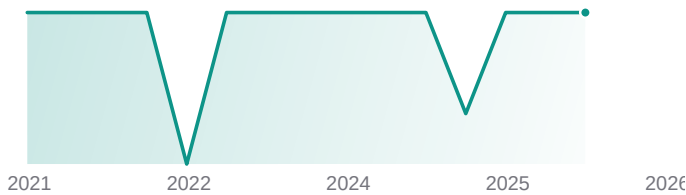


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



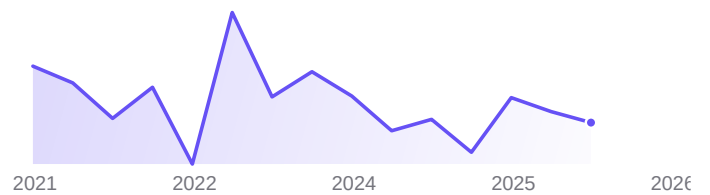
Sellers who sold at a gain

100%



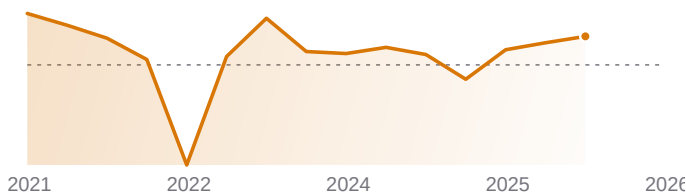
Typical hold before selling

12.0 yrs



Median annualized return at resale

+6.6%



HOUSING STOCK

Homes	356
Median value (AVM)	\$400K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1970
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.0%
Owner occupied	24%
Company owned	10%
Median loan-to-value	32%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	430
Density	37 / mi²
Median household income	\$91K
Average household income	\$102K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	53
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	6.1%
Unemployment	1.3%
Average temp	44°F
Annual precip	51 in
Sunshine	50%

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