

Leeds 01053

ZIP code · MA · Massachusetts › Hampshire County

BALANCED MARKET

\$513K

MEDIAN SALE PRICE

+46.5%

1-YR CHANGE

17

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



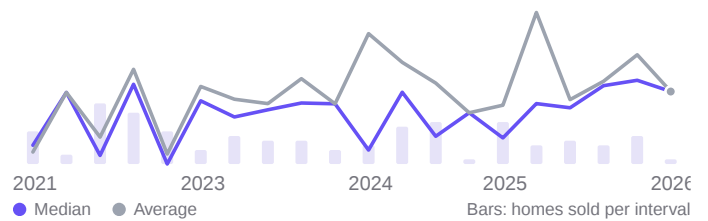
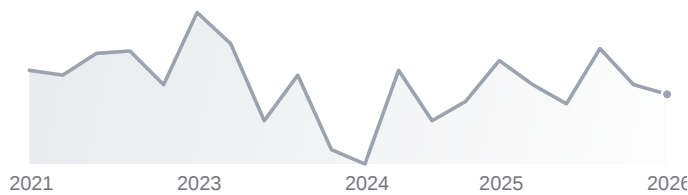
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$460K · Average \$460K

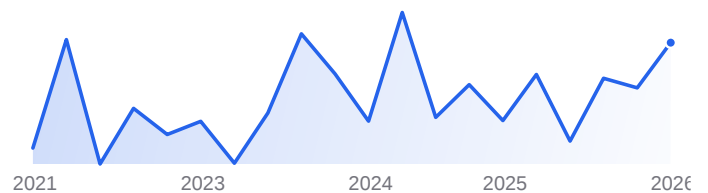
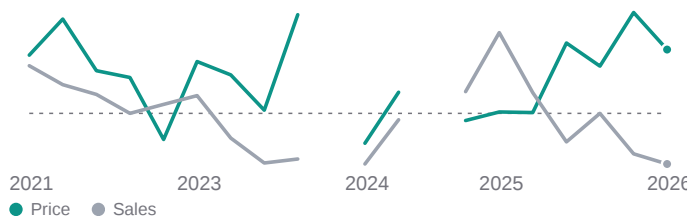


Growth (year over year)

Price +46.5% · Sales -37.0%

Price per square foot

\$299/ft²



Sale premium vs estimated value

+2.2%

Annual turnover (share of homes sold)

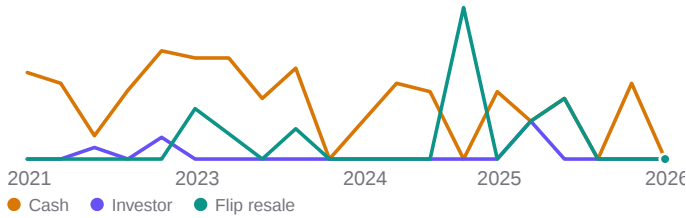
2.8%



BUYERS & OUTCOMES

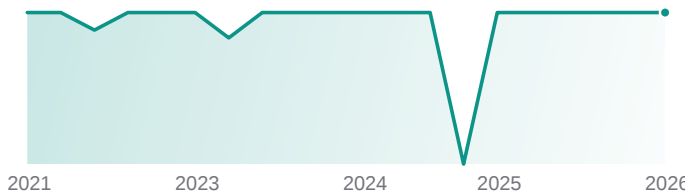
Buyer mix

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



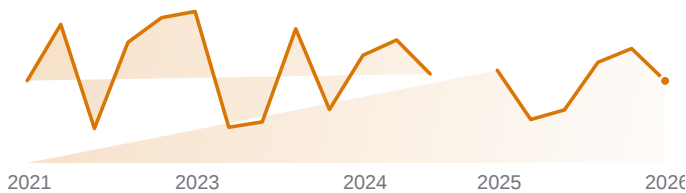
Sellers who sold at a gain

100%

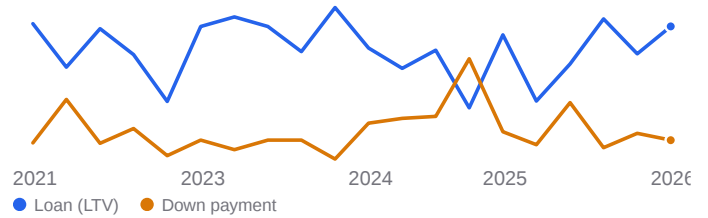


Median annualized return at resale

+5.1%

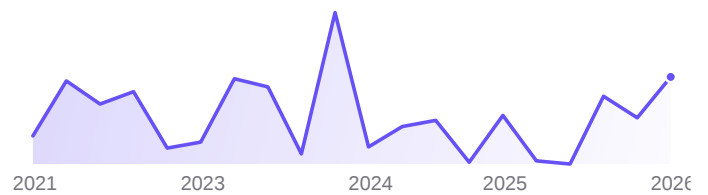


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

15.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	605
Median value (AVM)	\$468K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1974
Single family	61%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.9%
Owner occupied	76%
Company owned	7.3%
Median loan-to-value	35%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	1,621
Density	314 / mi²
Median household income	\$95K
Average household income	\$111K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	7.7%
Unemployment	0.9%
Average temp	47°F
Annual precip	47 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.