

Leverett 01054

ZIP code · MA · Massachusetts › Franklin County

BALANCED MARKET

\$670K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

25

SALES (12 MO)

\$528K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

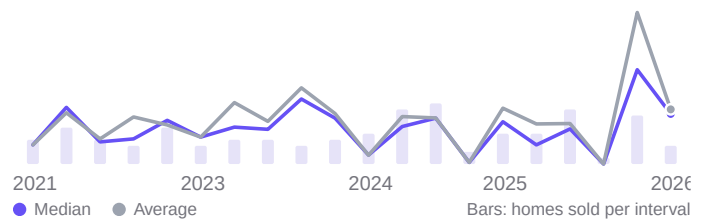
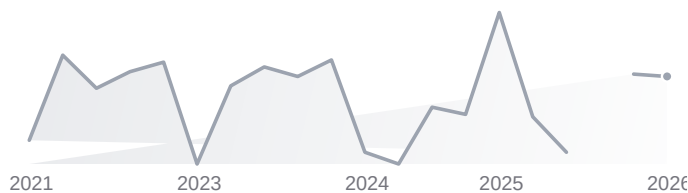
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$552K · Average \$586K

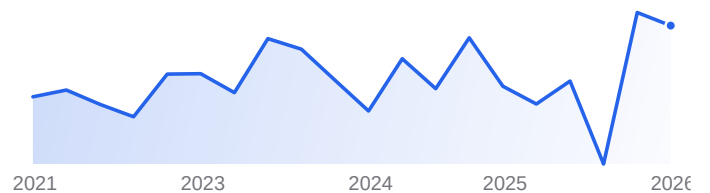
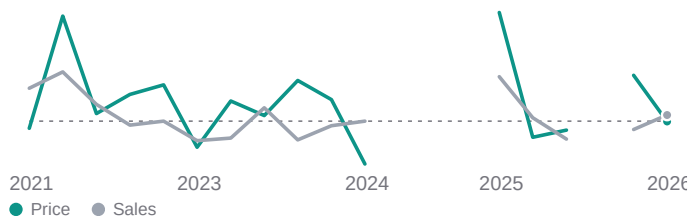


Growth (year over year)

Price -0.4% · Sales +8.7%

Price per square foot

\$323/ft²

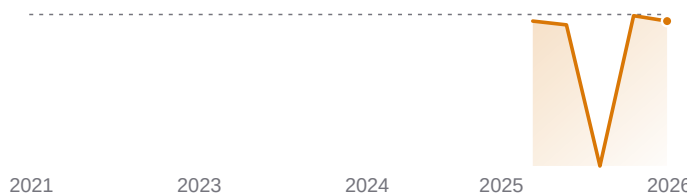


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

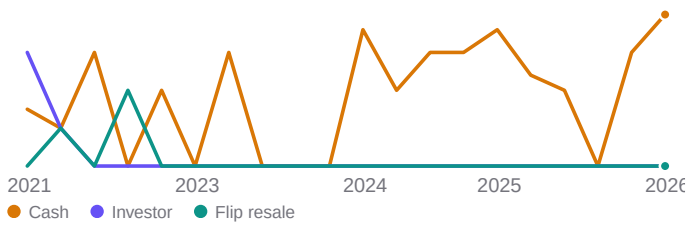
3.2%



BUYERS & OUTCOMES

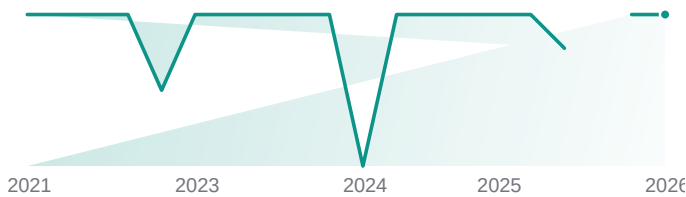
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



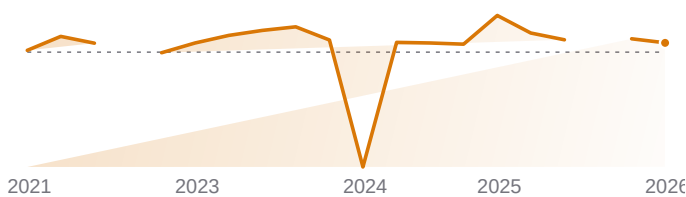
Sellers who sold at a gain

100%

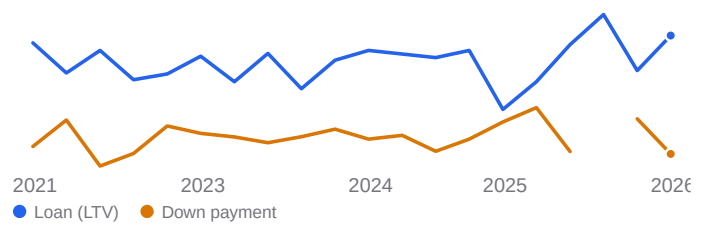


Median annualized return at resale

+3.9%

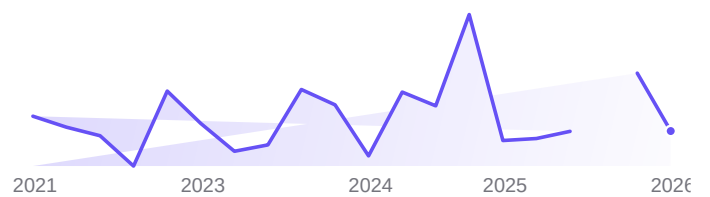


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



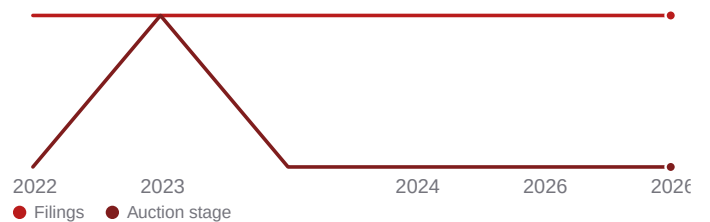
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	788
Median value (AVM)	\$528K
Median size	2,062 ft²
Median bedrooms	3
Median year built	1975
Single family	88%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.6%
Owner occupied	82%
Company owned	14%
Median loan-to-value	32%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	1,749
Density	80 / mi²
Median household income	\$105K
Average household income	\$128K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	58
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	10.7%
Unemployment	1.1%
Average temp	46°F
Annual precip	48 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.