

Plainfield 01070

ZIP code · MA · Massachusetts > Hampshire County

BALANCED MARKET

\$268K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

6

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



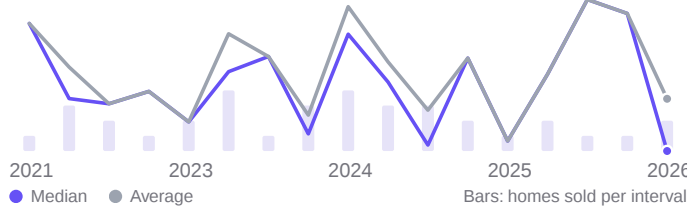
MARKET TRENDS (5 YEARS)

Sale prices

Median \$60K · Average \$218K

Growth (year over year)

Price +4.2% · Sales -50.0%



Price per square foot

\$32/ft²

Sale premium vs estimated value

-85.5%



Annual turnover (share of homes sold)

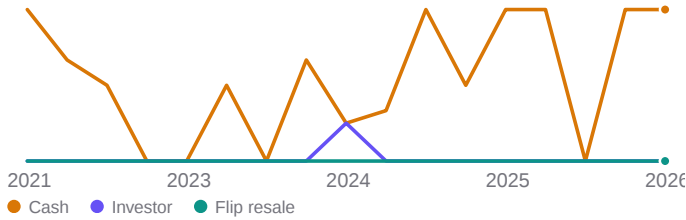
1.9%



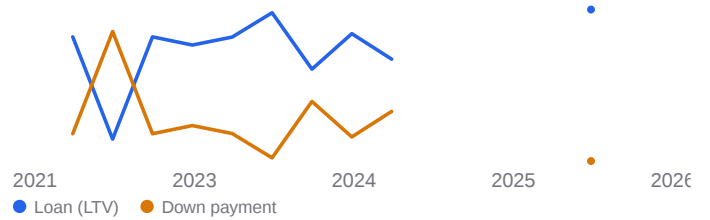
BUYERS & OUTCOMES

Buyer mix

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

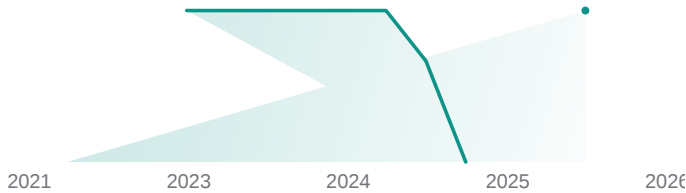


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



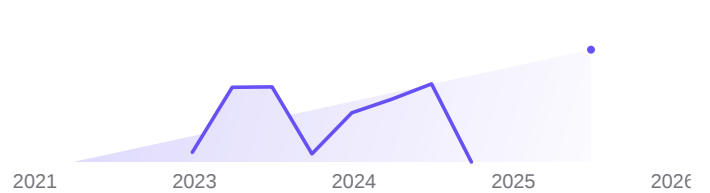
Sellers who sold at a gain

100%



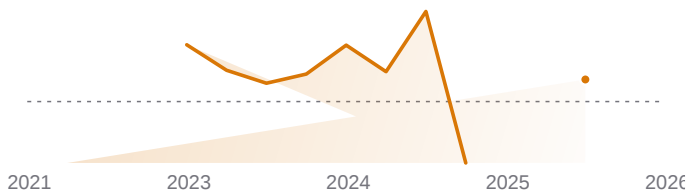
Typical hold before selling

23.2 yrs



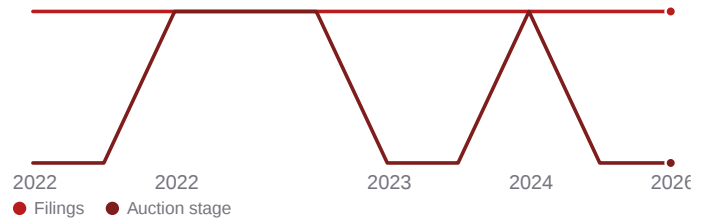
Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	323
Median value (AVM)	\$298K
Median size	1,666 ft²
Median bedrooms	3
Median year built	1973
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.7%
Owner occupied	59%
Company owned	9.9%
Median loan-to-value	32%
Typical ownership tenure	25.7 yrs

COMMUNITY

Population	692
Density	29 / mi²
Median household income	\$78K
Average household income	\$117K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	52
Homes occupied	85%
Bachelor's or higher	22%
Poverty rate	9.6%
Unemployment	1.1%
Average temp	44°F
Annual precip	50 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.