

Shutesbury 01072

ZIP code · MA · Massachusetts › Franklin County

SELLER'S MARKET

\$565K

MEDIAN SALE PRICE

+48.6%

1-YR CHANGE

23

SALES (12 MO)

\$428K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

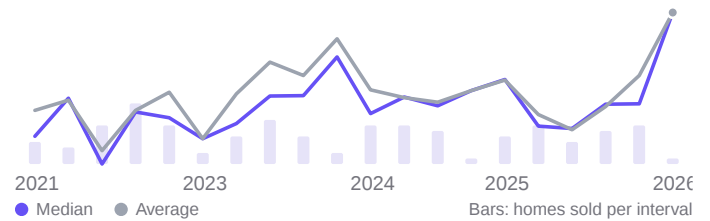
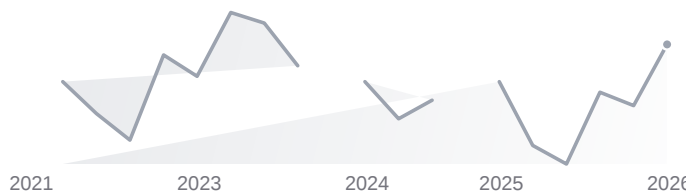
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$625K · Average \$625K

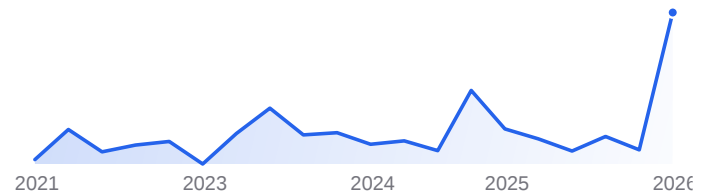
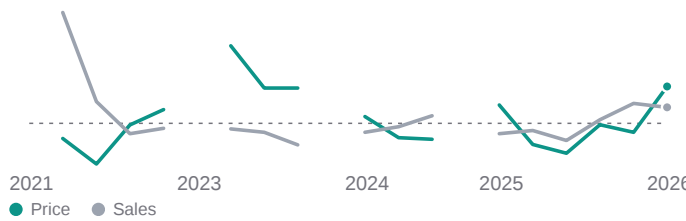


Growth (year over year)

Price +48.6% · Sales +21.1%

Price per square foot

\$601/ft²

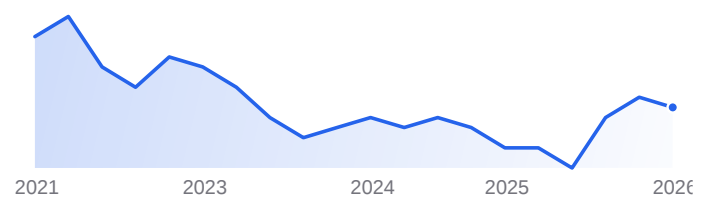
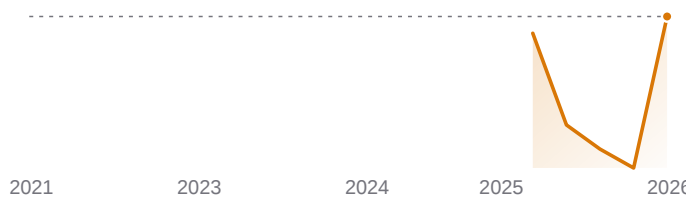


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

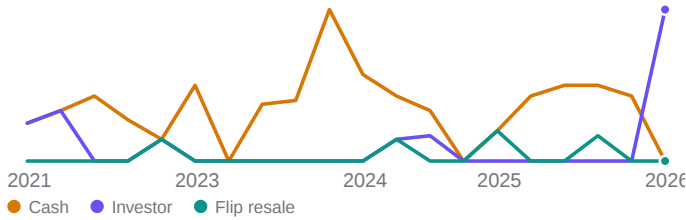
3.0%



BUYERS & OUTCOMES

Buyer mix

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



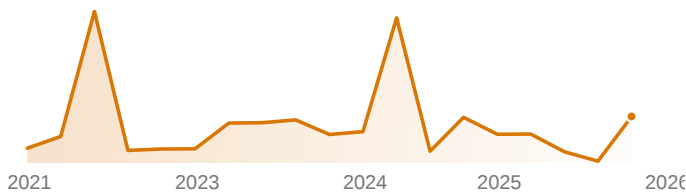
Sellers who sold at a gain

71%

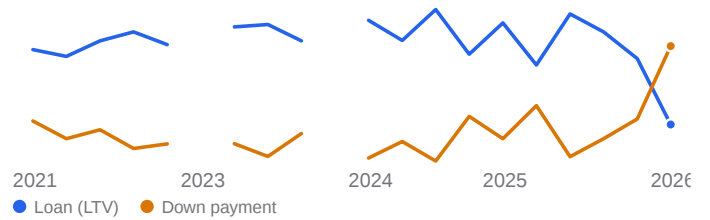


Median annualized return at resale

+7.9%

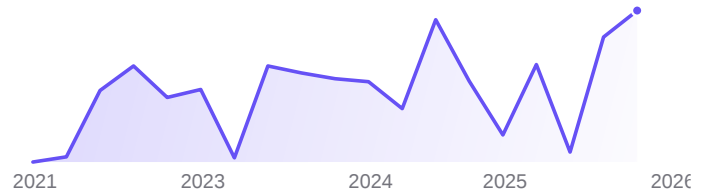


Financing (share of purchase price) Loan (LTV) 28% · Down payment 72%



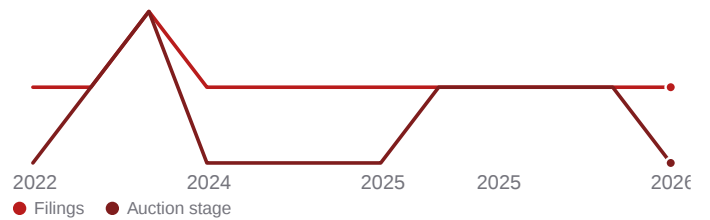
Typical hold before selling

23.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	757
Median value (AVM)	\$428K
Median size	1,511 ft²
Median bedrooms	3
Median year built	1975
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.0%
Owner occupied	75%
Company owned	10%
Median loan-to-value	34%
Typical ownership tenure	17.6 yrs

COMMUNITY

Population	1,356
Density	63 / mi²
Median household income	\$103K
Average household income	\$129K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	54
Homes occupied	86%
Bachelor's or higher	33%
Poverty rate	10.3%
Unemployment	1.1%
Average temp	45°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.