

Southampton 01073

ZIP code · MA · Massachusetts > Hampshire County

BUYER'S MARKET

\$490K

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

66

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



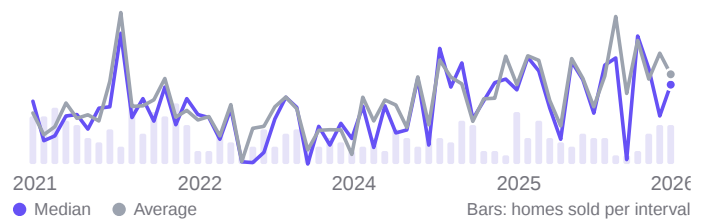
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$508K · Average \$544K

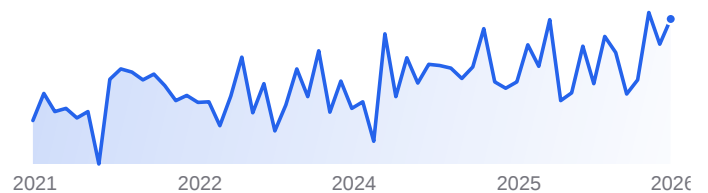
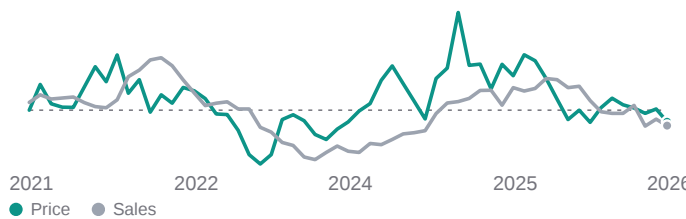


Growth (year over year)

Price -10.7% · Sales -14.3%

Price per square foot

\$345/ft²

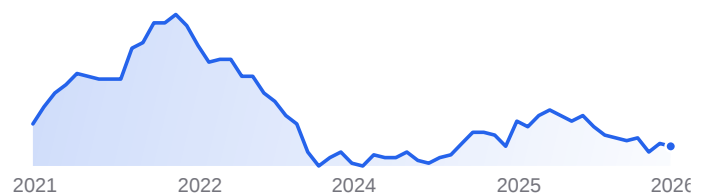


Sale premium vs estimated value

+9.8%

Annual turnover (share of homes sold)

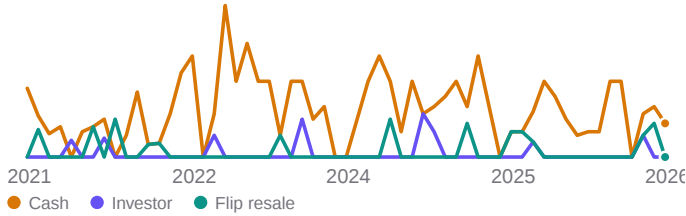
2.8%



BUYERS & OUTCOMES

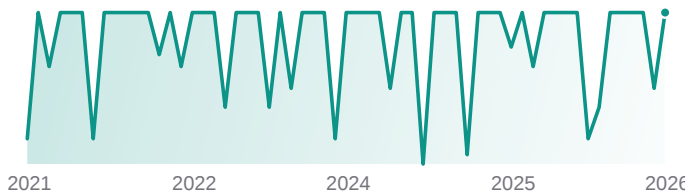
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



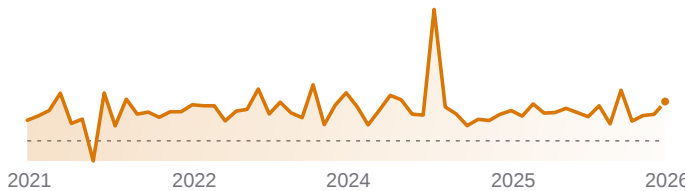
Sellers who sold at a gain

100%

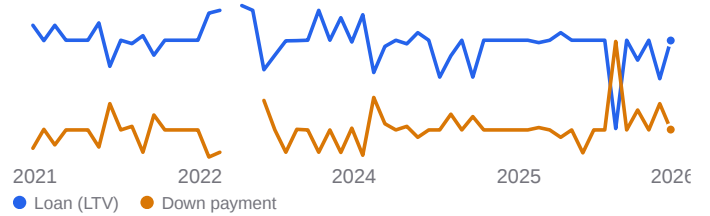


Median annualized return at resale

+5.9%

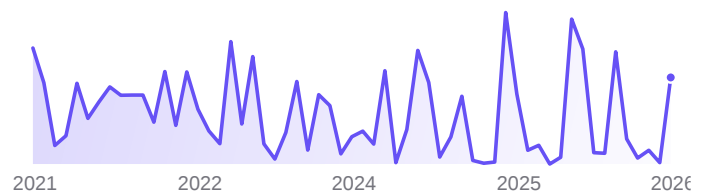


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



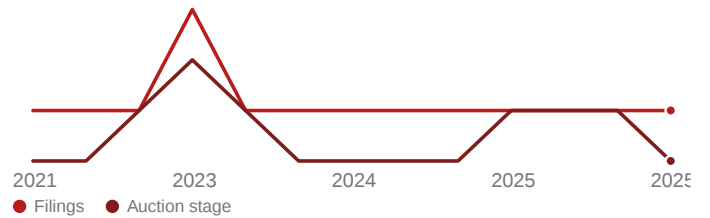
Typical hold before selling

16.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,395
Median value (AVM)	\$485K
Median size	1,806 ft²
Median bedrooms	3
Median year built	1983
Single family	93%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	7.3%
Median loan-to-value	41%

Typical ownership tenure

17.7 yrs

COMMUNITY

Population	6,168
Density	215 / mi²
Median household income	\$107K
Average household income	\$129K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	2.2%
Unemployment	1.4%
Average temp	47°F
Annual precip	49 in
Sunshine	50%

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