

West Chesterfield 01084

ZIP code · MA · Massachusetts › Hampshire County

\$373K

MEDIAN SALE PRICE

4

SALES (12 MO)

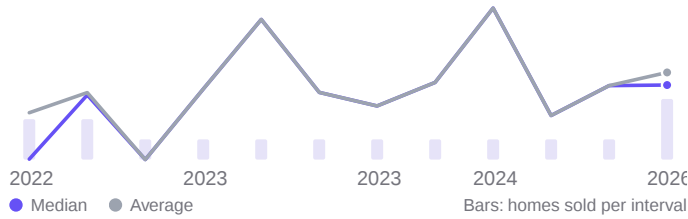
\$448K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

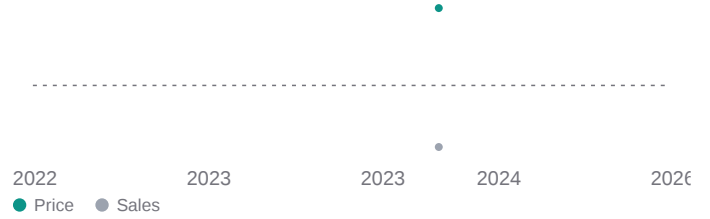
Sale prices

Median \$442K · Average \$482K



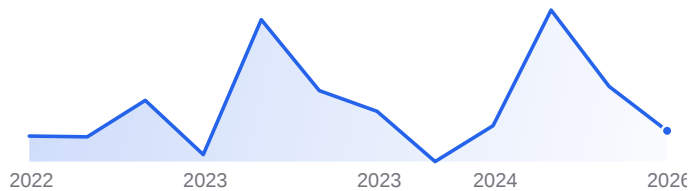
Growth (year over year)

Price +42.0% · Sales -33.3%



Price per square foot

\$232/ft²



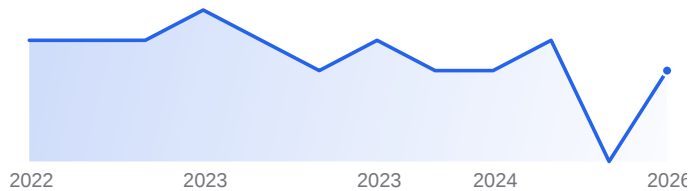
Sale premium vs estimated value

-1.5%



Annual turnover (share of homes sold)

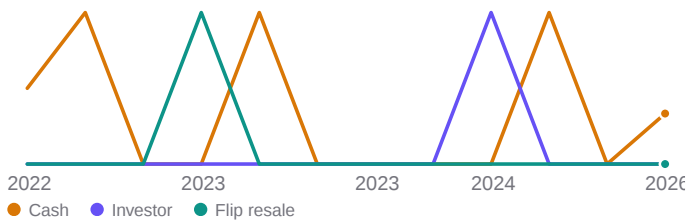
5.6%



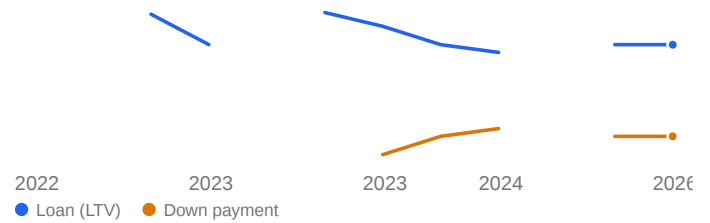
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

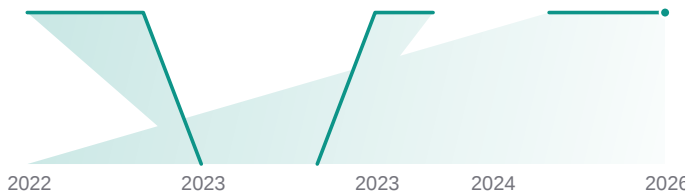


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



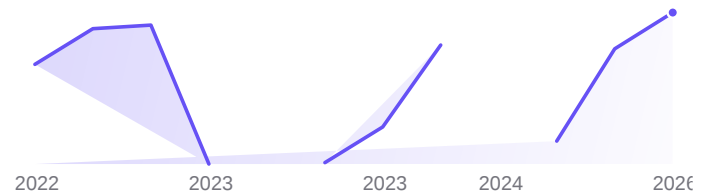
Sellers who sold at a gain

100%



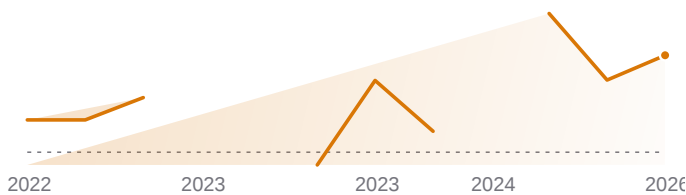
Typical hold before selling

27.1 yrs



Median annualized return at resale

+11.2%



HOUSING STOCK

Homes	71
Median value (AVM)	\$448K
Median size	1,750 ft²
Median bedrooms	3
Median year built	1976
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	49%
Company owned	15%
Median loan-to-value	37%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	283
Density	37 / mi²
Median household income	\$91K
Average household income	\$102K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	49
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	6.2%
Unemployment	1.3%
Average temp	44°F
Annual precip	52 in
Sunshine	50%

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