

Williamsburg 01096

ZIP code · MA · Massachusetts › Hampshire County

BALANCED MARKET

\$347K

MEDIAN SALE PRICE

-27.7%

1-YR CHANGE

29

SALES (12 MO)

\$418K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



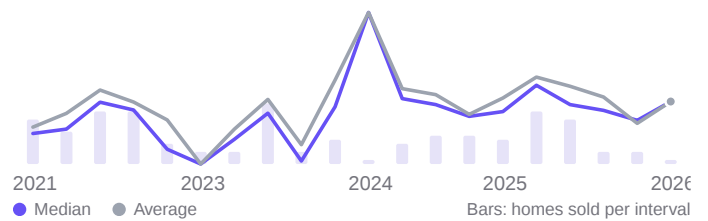
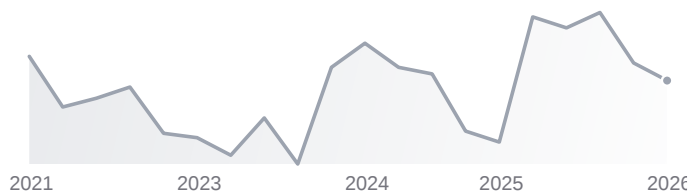
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$385K · Average \$385K

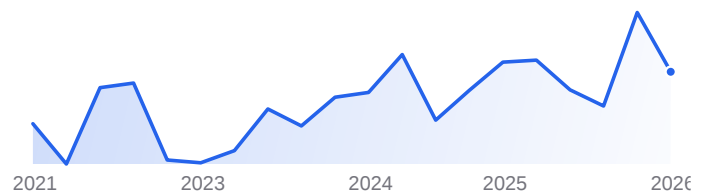
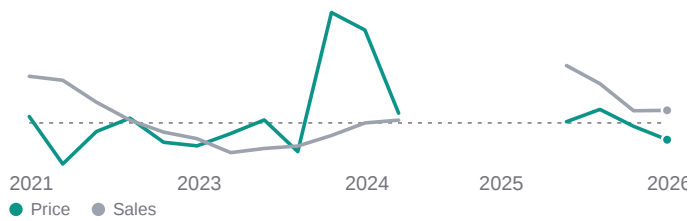


Growth (year over year)

Price -27.7% · Sales +20.8%

Price per square foot

\$244/ft²

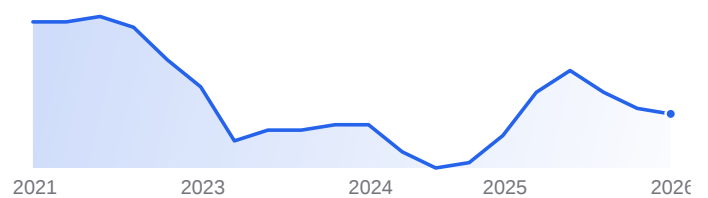


Sale premium vs estimated value

+10.2%

Annual turnover (share of homes sold)

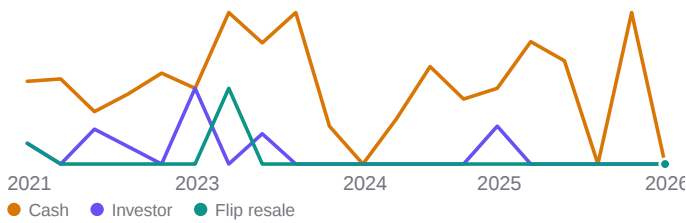
2.7%



BUYERS & OUTCOMES

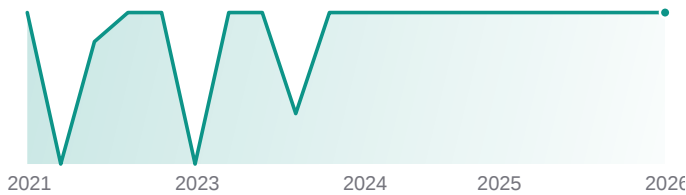
Buyer mix

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



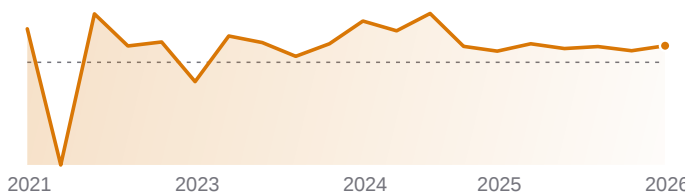
Sellers who sold at a gain

100%

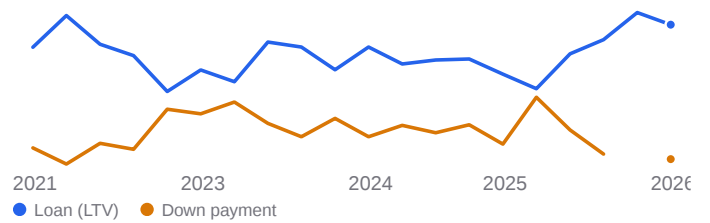


Median annualized return at resale

+3.6%

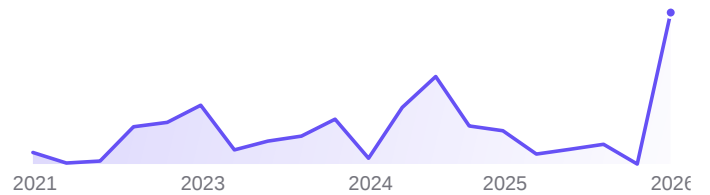


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



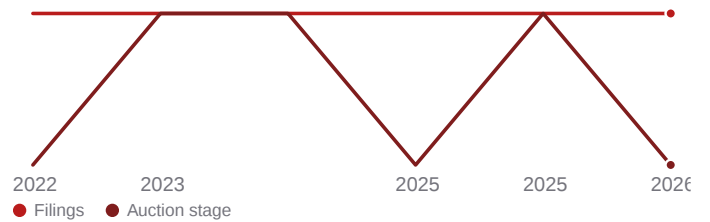
Typical hold before selling

35.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,071
Median value (AVM)	\$418K
Median size	1,729 ft²
Median bedrooms	3
Median year built	1968
Single family	84%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	65%
Company owned	9.6%
Median loan-to-value	37%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	1,877
Density	54 / mi ²
Median household income	\$101K
Average household income	\$135K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	51
Homes occupied	86%
Bachelor's or higher	26%
Poverty rate	6.0%
Unemployment	1.2%
Average temp	45°F
Annual precip	51 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.