

Becket 01223

ZIP code · MA · Massachusetts › Berkshire County

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

+13.4%

1-YR CHANGE

63

SALES (12 MO)

\$393K

MEDIAN VALUE (AVM)

Market temperature

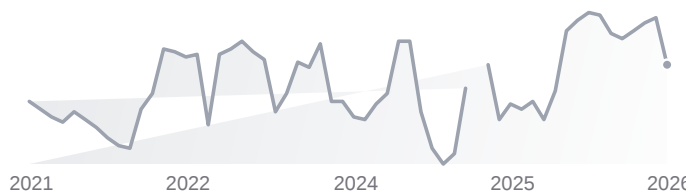
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

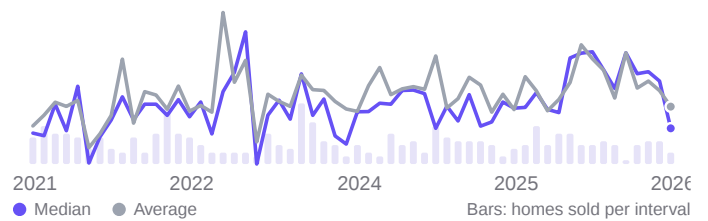
Market temperature (0–100)

56 / 100



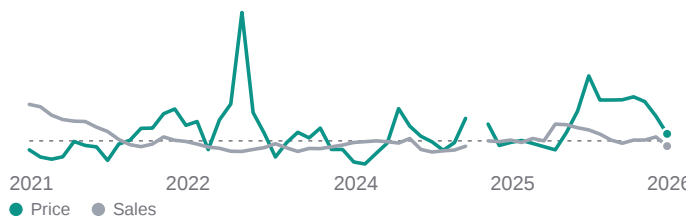
Sale prices

Median \$200K · Average \$303K



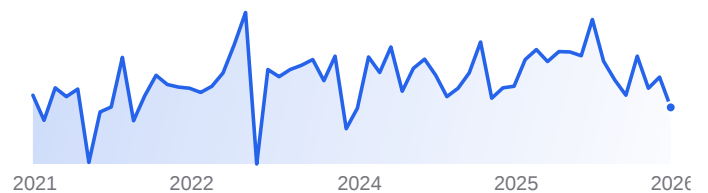
Growth (year over year)

Price +13.4% · Sales -10.0%



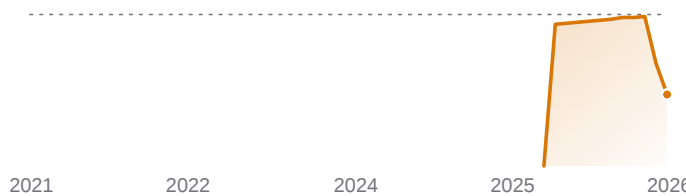
Price per square foot

\$158/ft²



Sale premium vs estimated value

-47.9%



Annual turnover (share of homes sold)

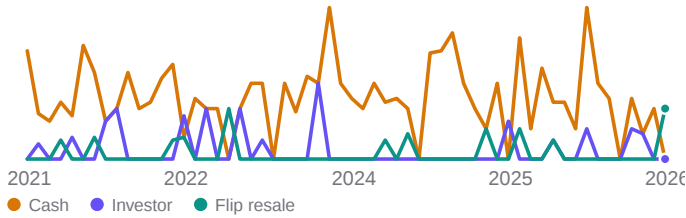
3.1%



BUYERS & OUTCOMES

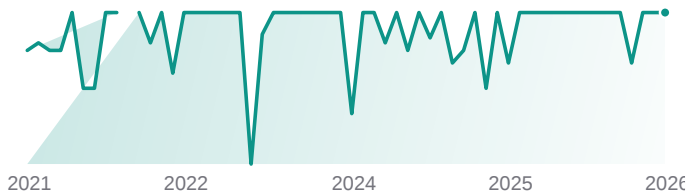
Buyer mix

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



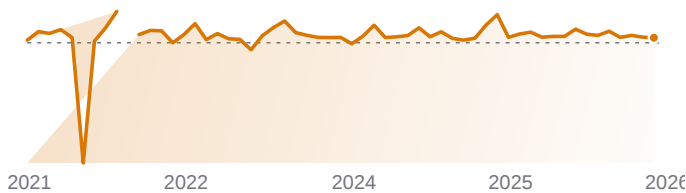
Sellers who sold at a gain

100%

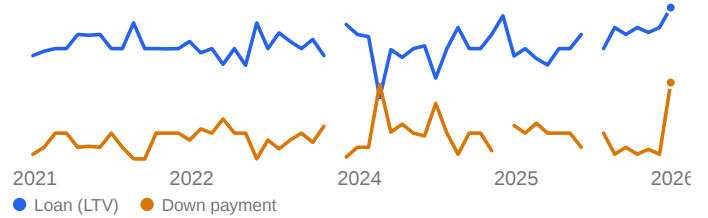


Median annualized return at resale

+3.7%

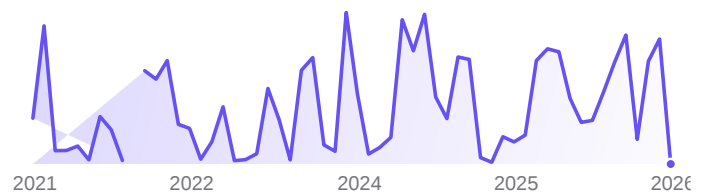


Financing (share of purchase price) Loan (LTV) 109% · Down payment 56%



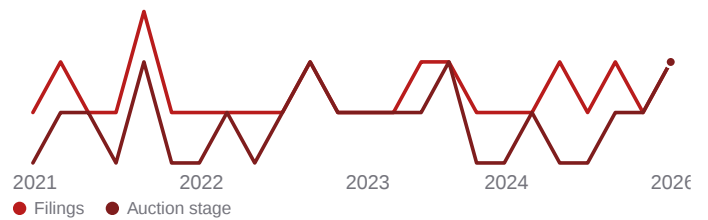
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,036
Median value (AVM)	\$393K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1975
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.2%
Owner occupied	51%
Company owned	13%
Median loan-to-value	30%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	2,412
Density	30 / mi²
Median household income	\$82K
Average household income	\$114K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	57
Homes occupied	58%
Bachelor's or higher	22%
Poverty rate	10.1%
Unemployment	1.3%
Average temp	44°F
Annual precip	55 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.