

Dalton 01226

ZIP code · MA · Massachusetts › Berkshire County

SELLER'S MARKET

\$323K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

88

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



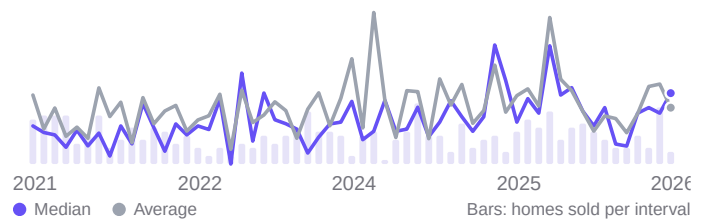
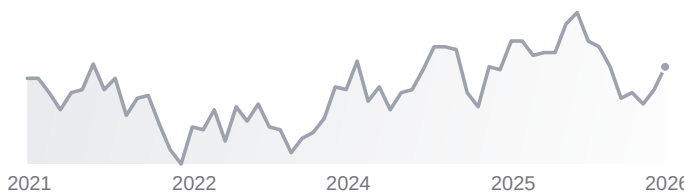
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$355K · Average \$315K

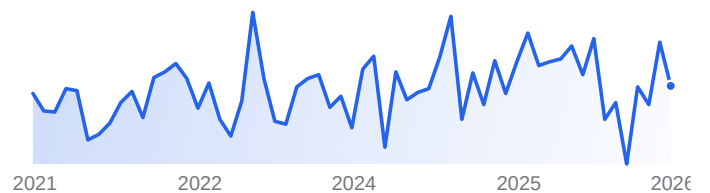
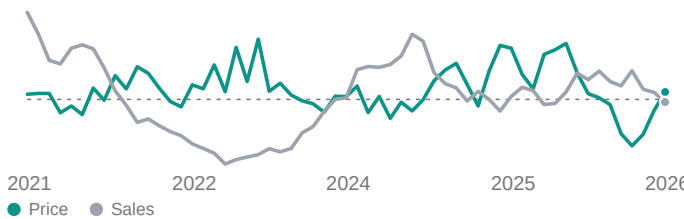


Growth (year over year)

Price +6.0% · Sales -2.2%

Price per square foot

\$166/ft²

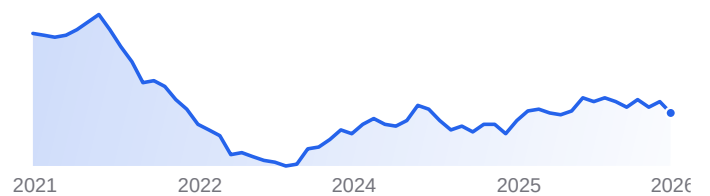
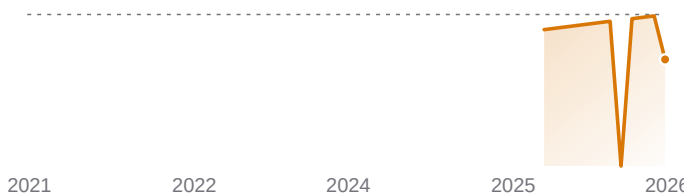


Sale premium vs estimated value

-13.7%

Annual turnover (share of homes sold)

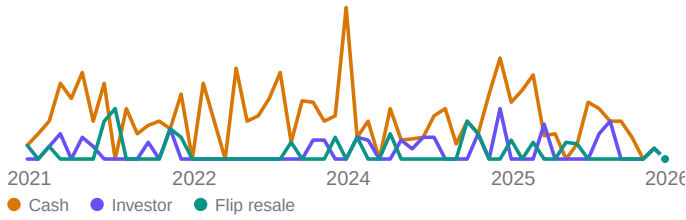
3.8%



BUYERS & OUTCOMES

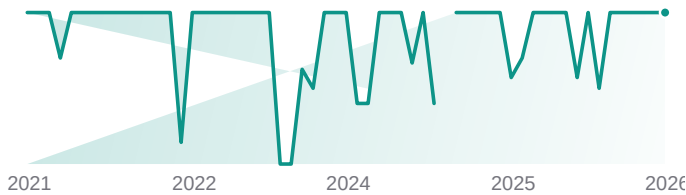
Buyer mix

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



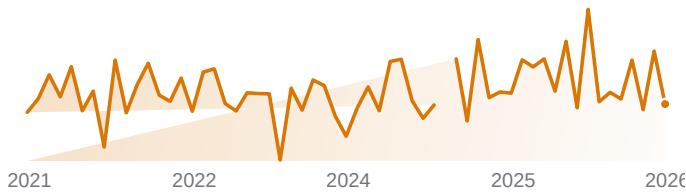
Sellers who sold at a gain

100%

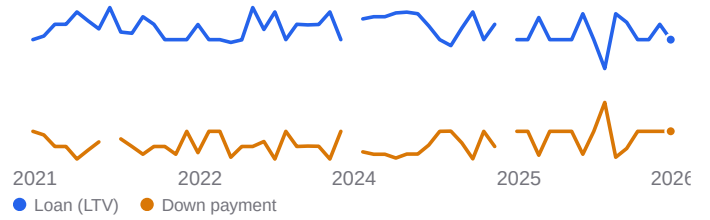


Median annualized return at resale

+3.3%

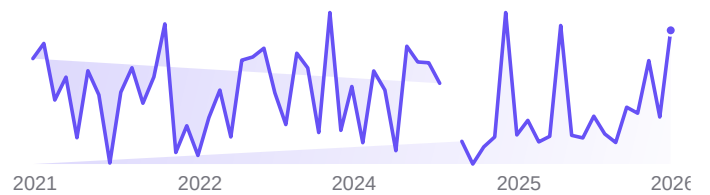


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



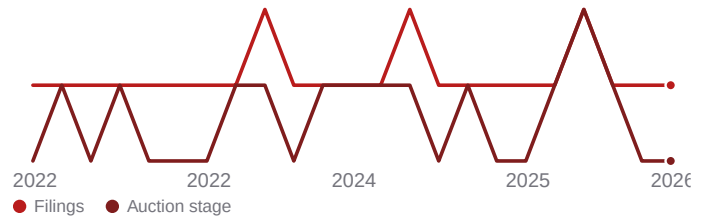
Typical hold before selling

21.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,340
Median value (AVM)	\$343K
Median size	1,892 ft²
Median bedrooms	3
Median year built	1955
Single family	85%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	88%
Company owned	10.0%
Median loan-to-value	44%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	6,252
Density	286 / mi²
Median household income	\$86K
Average household income	\$110K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	53
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	44°F
Annual precip	48 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.