

Housatonic 01236

ZIP code · MA · Massachusetts › Berkshire County › Housatonic

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

18

SALES (12 MO)

\$544K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

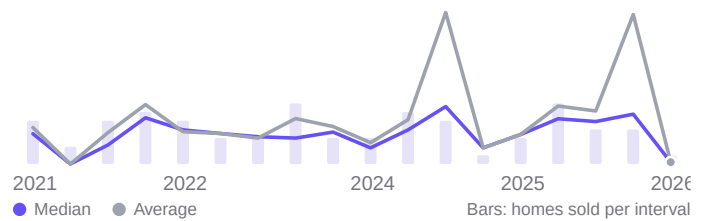
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$200K · Average \$200K

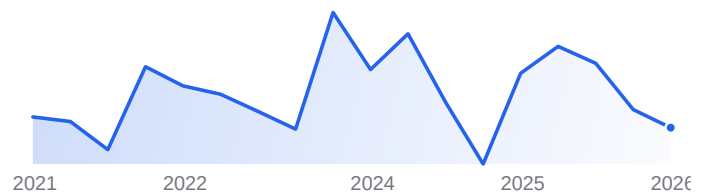
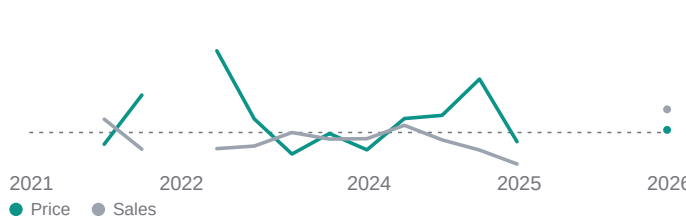


Growth (year over year)

Price +4.2% · Sales +38.5%

Price per square foot

\$207/ft²

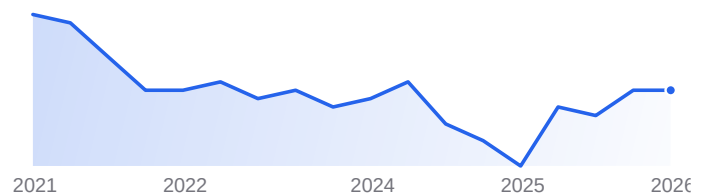
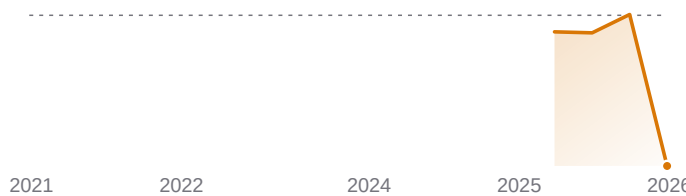


Sale premium vs estimated value

-50.3%

Annual turnover (share of homes sold)

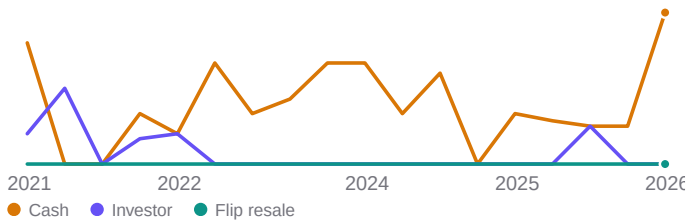
4.6%



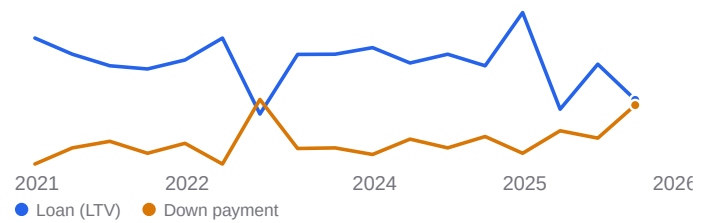
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

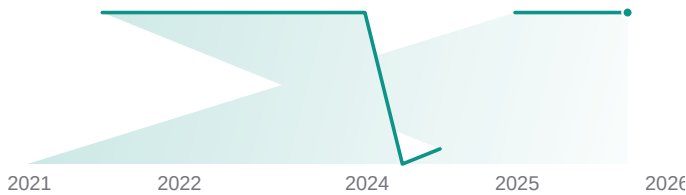


Financing (share of purchase price) Loan (LTV) 51% · Down payment 47%



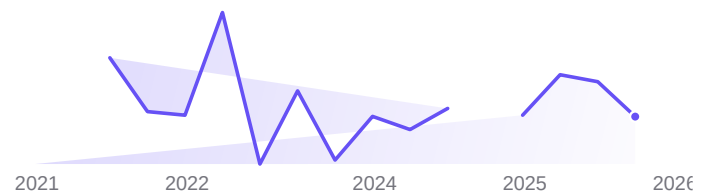
Sellers who sold at a gain

100%



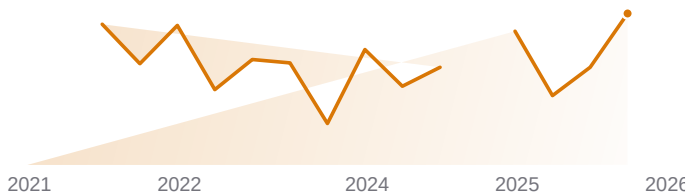
Typical hold before selling

12.2 yrs



Median annualized return at resale

+7.0%



HOUSING STOCK

Homes	388
Median value (AVM)	\$544K
Median size	1,763 ft²
Median bedrooms	3
Median year built	1960
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	16%
Median loan-to-value	37%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	1,040
Density	185 / mi²
Median household income	\$95K
Average household income	\$123K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	53
Homes occupied	84%
Bachelor's or higher	36%
Poverty rate	4.5%
Unemployment	1.5%
Average temp	45°F
Annual precip	47 in
Sunshine	50%

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