

# Lee 01238

ZIP code · MA · Massachusetts › Berkshire County › Lee

SELLER'S MARKET

**\$513K**

MEDIAN SALE PRICE

**+60.0%**

1-YR CHANGE

**69**

SALES (12 MO)

**\$441K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



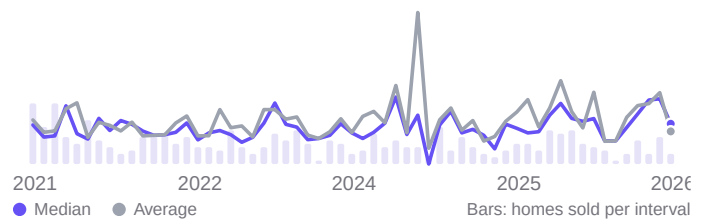
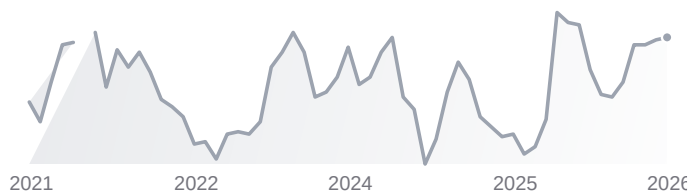
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$380K · Average \$318K

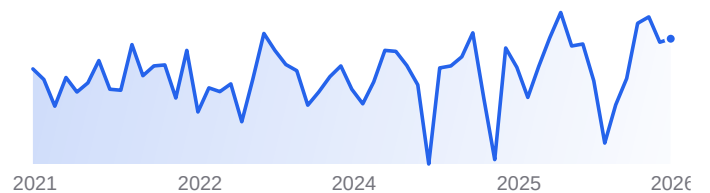
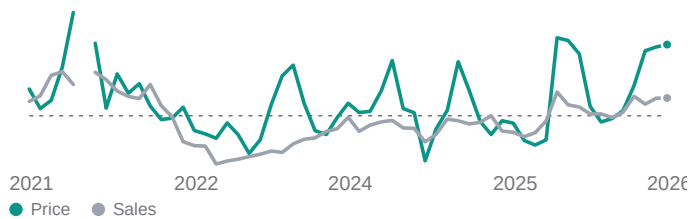


Growth (year over year)

Price +60.0% · Sales +15.0%

Price per square foot

\$291/ft<sup>2</sup>

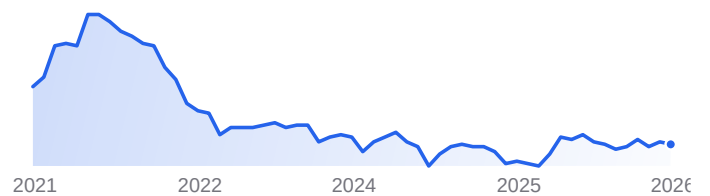
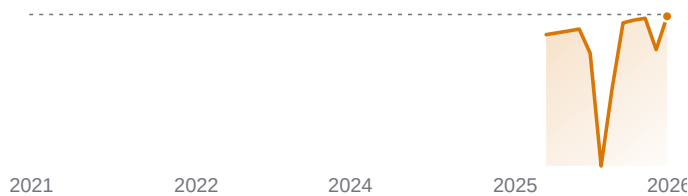


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

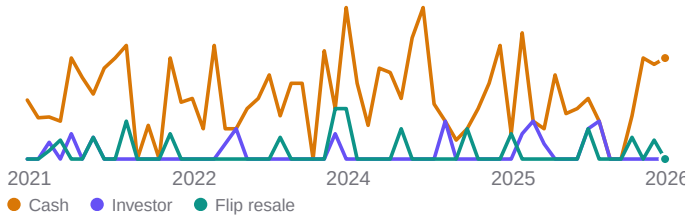
2.9%



## BUYERS & OUTCOMES

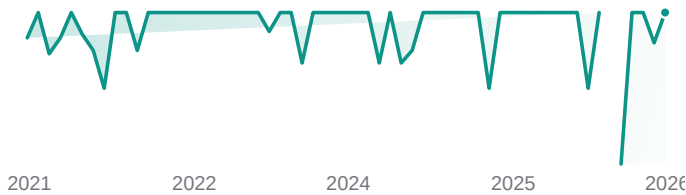
### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



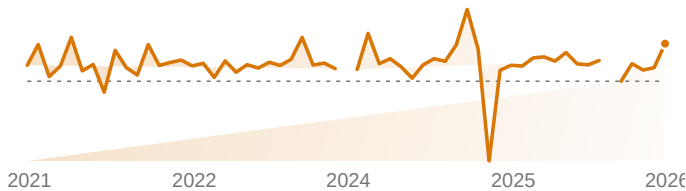
### Sellers who sold at a gain

100%

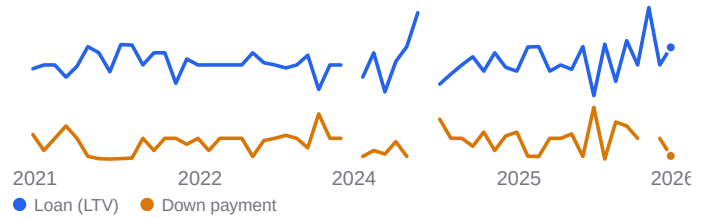


### Median annualized return at resale

+8.8%

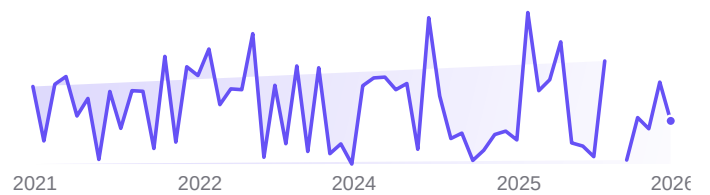


### Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.5%



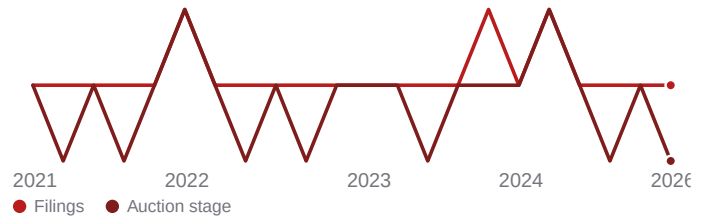
### Typical hold before selling

9.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,373     |
| Median value (AVM) | \$441K    |
| Median size        | 1,578 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1964      |
| Single family      | 82%       |
| Condos             | 8.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 71%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 72%  |
| Company owned                 | 13%  |
| Median loan-to-value          | 33%  |

Typical ownership tenure

17.7 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 5,982                 |
| Density                          | 157 / mi <sup>2</sup> |
| Median household income          | \$81K                 |
| Average household income         | \$106K                |
| Crime index (US avg 100)         | 92                    |
| Air pollution index (US avg 100) | 88                    |
| Earthquake index (US avg 100)    | 53                    |
| Homes occupied                   | 78%                   |
| Bachelor's or higher             | 21%                   |
| Poverty rate                     | 7.5%                  |
| Unemployment                     | 1.2%                  |
| Average temp                     | 44°F                  |
| Annual precip                    | 49 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.