

Monterey 01245

ZIP code · MA · Massachusetts › Berkshire County

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

+58.5%

1-YR CHANGE

15

SALES (12 MO)

\$742K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



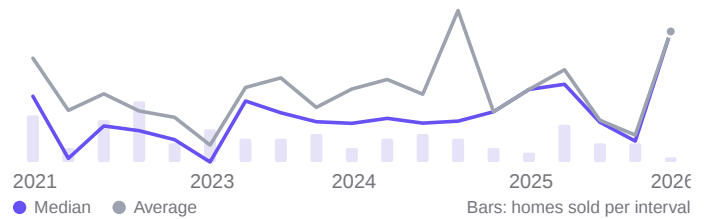
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.6M · Average \$1.6M

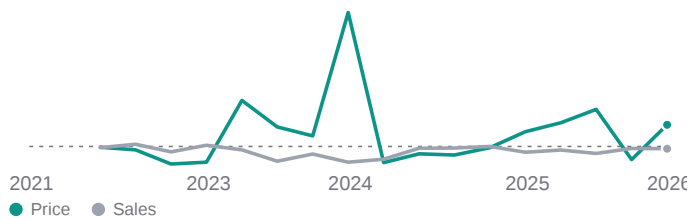


Growth (year over year)

Price +58.5% · Sales -6.3%

Price per square foot

\$656/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

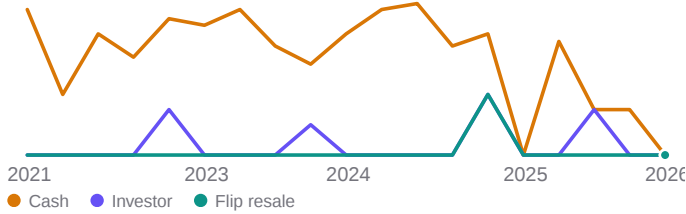
2.0%



BUYERS & OUTCOMES

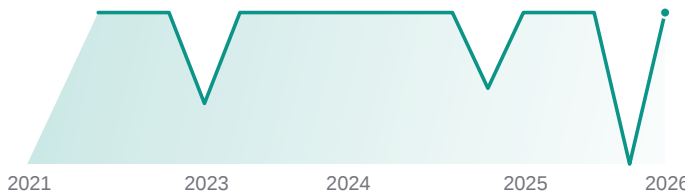
Buyer mix

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



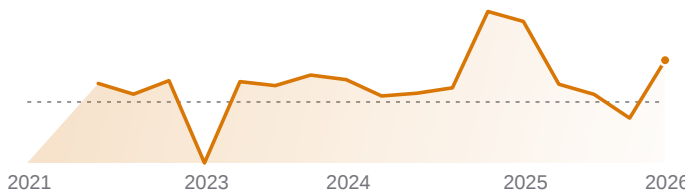
Sellers who sold at a gain

100%

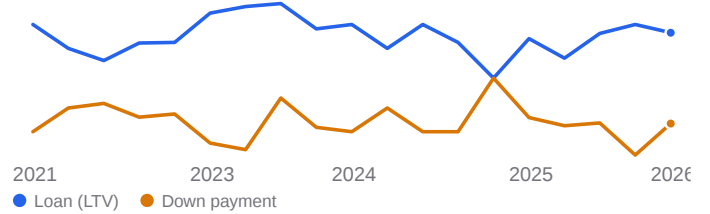


Median annualized return at resale

+21.3%

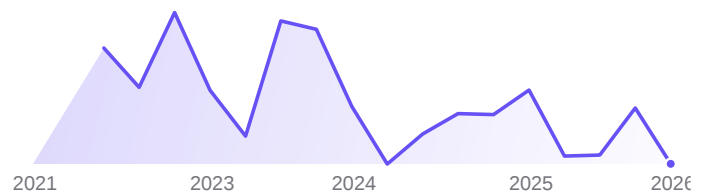


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



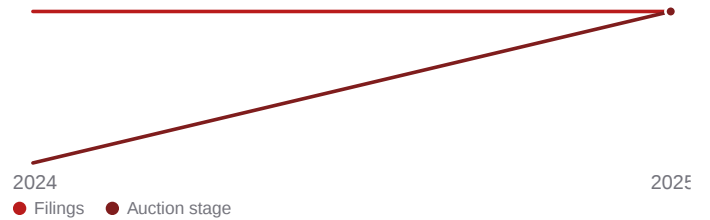
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	766
Median value (AVM)	\$742K
Median size	1,851 ft²
Median bedrooms	3
Median year built	1975
Single family	88%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.0%
Owner occupied	18%
Company owned	22%
Median loan-to-value	21%

Typical ownership tenure

19.5 yrs

COMMUNITY

Population	1,552
Density	38 / mi²
Median household income	\$120K
Average household income	\$141K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	60
Homes occupied	61%
Bachelor's or higher	23%
Poverty rate	8.4%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.