

Otis 01253

ZIP code · MA · Massachusetts · Berkshire County

BALANCED MARKET

\$201K

MEDIAN SALE PRICE

-38.1%

1-YR CHANGE

45

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

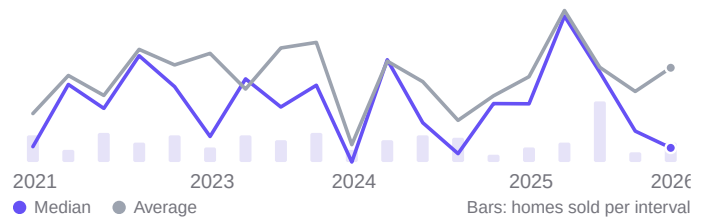
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$225K · Average \$478K

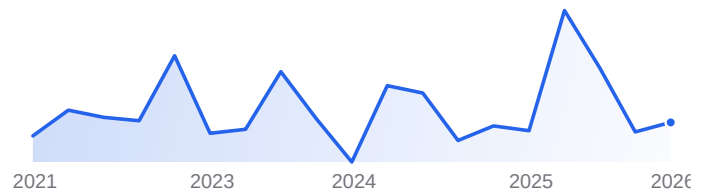
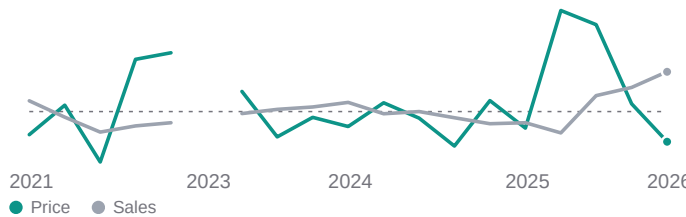


Growth (year over year)

Price -38.1% · Sales +50.0%

Price per square foot

\$235/ft²

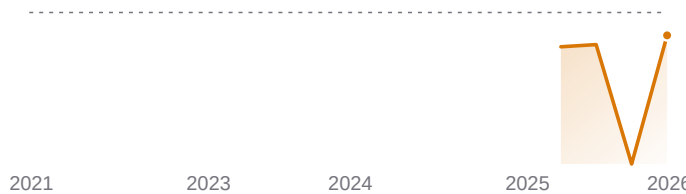


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

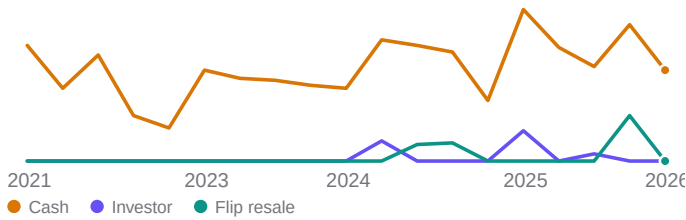
3.5%



BUYERS & OUTCOMES

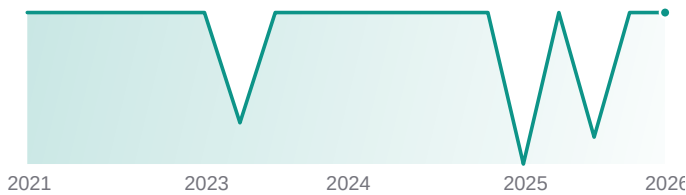
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



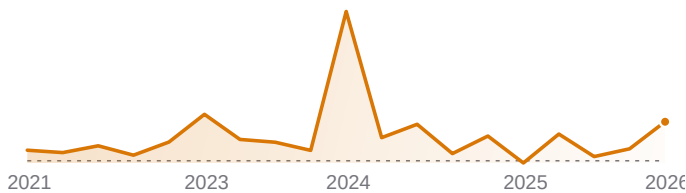
Sellers who sold at a gain

100%

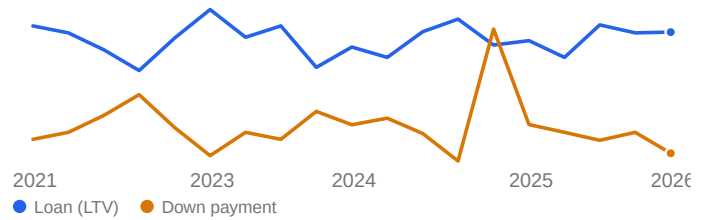


Median annualized return at resale

+11.3%

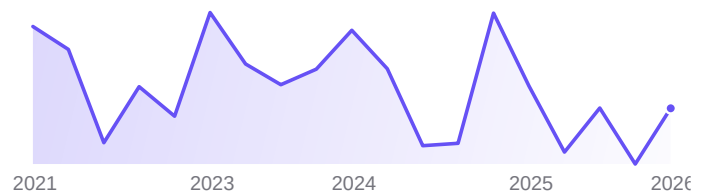


Financing (share of purchase price) Loan (LTV) 80% · Down payment 7.4%



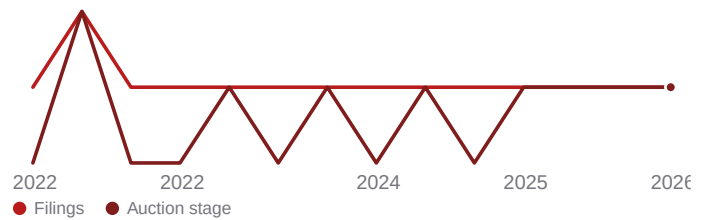
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,278
Median value (AVM)	\$470K
Median size	1,372 ft²
Median bedrooms	3
Median year built	1977
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.8%
Owner occupied	20%
Company owned	17%
Median loan-to-value	25%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	784
Density	36 / mi ²
Median household income	\$100K
Average household income	\$107K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	57
Homes occupied	54%
Bachelor's or higher	23%
Poverty rate	4.7%
Unemployment	1.2%
Average temp	44°F
Annual precip	54 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.