

Sandisfield 01255

ZIP code · MA · Massachusetts › Berkshire County

BALANCED MARKET

\$798K

MEDIAN SALE PRICE

+71.5%

1-YR CHANGE

19

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



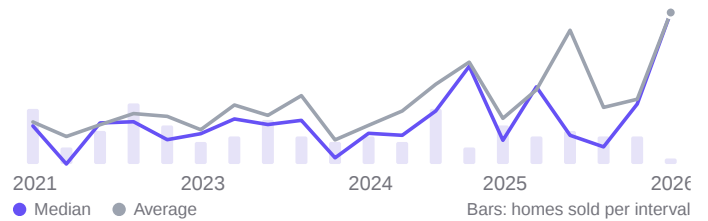
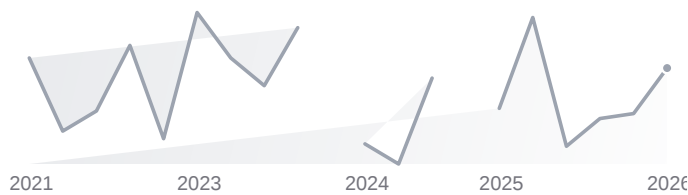
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$1.1M · Average \$1.1M

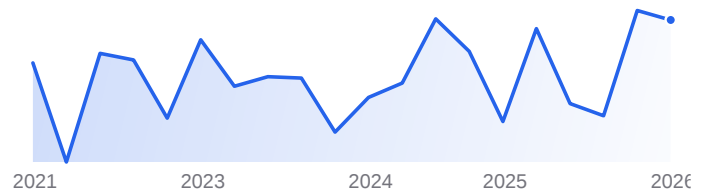
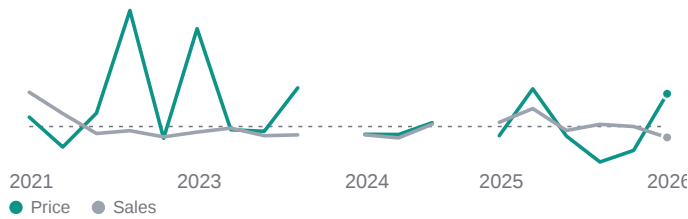


Growth (year over year)

Price +71.5% · Sales -24.0%

Price per square foot

\$329/ft²



Sale premium vs estimated value

-5.4%

Annual turnover (share of homes sold)

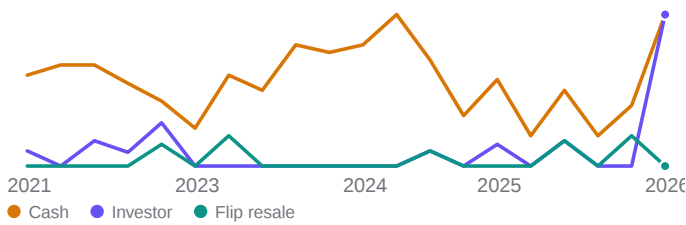
2.7%



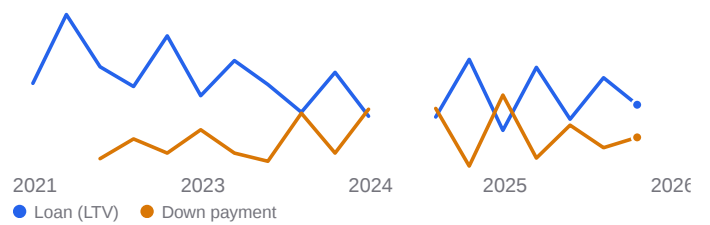
BUYERS & OUTCOMES

Buyer mix

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

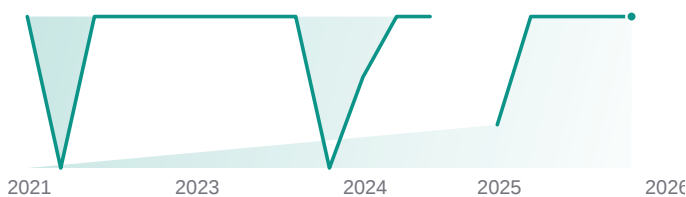


Financing (share of purchase price) Loan (LTV) 56% · Down payment 32%



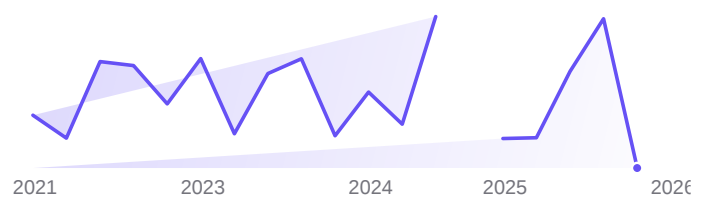
Sellers who sold at a gain

100%



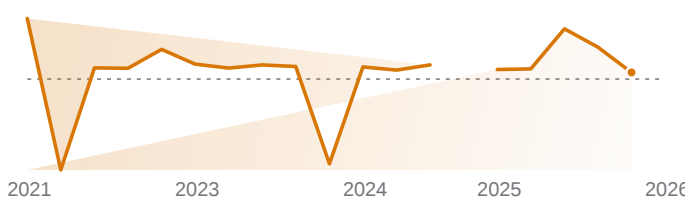
Typical hold before selling

0.5 yrs



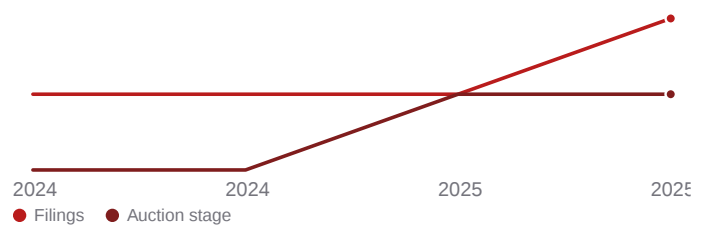
Median annualized return at resale

+2.7%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	696
Median value (AVM)	\$450K
Median size	1,747 ft²
Median bedrooms	3
Median year built	1979
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.0%
Owner occupied	45%
Company owned	14%
Median loan-to-value	27%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	919
Density	19 / mi²
Median household income	\$78K
Average household income	\$95K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	58
Homes occupied	61%
Bachelor's or higher	12%
Poverty rate	4.7%
Unemployment	1.2%
Average temp	44°F
Annual precip	53 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.