

South Egremont 01258

ZIP code · MA · Massachusetts > Berkshire County

\$511K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$675K

MEDIAN VALUE (AVM)

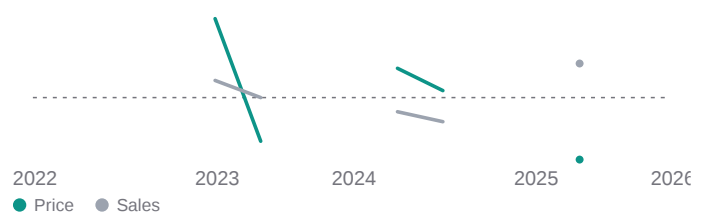
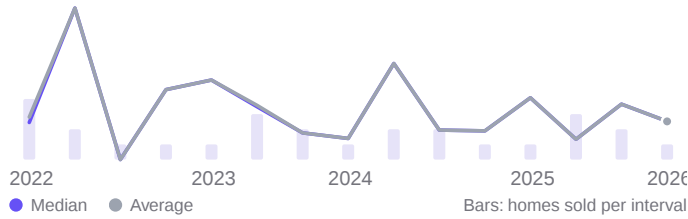
MARKET TRENDS (5 YEARS)

Sale prices

Median \$511K · Average \$511K

Growth (year over year)

Price -73.1% · Sales +40.0%



Price per square foot

\$529/ft²

Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

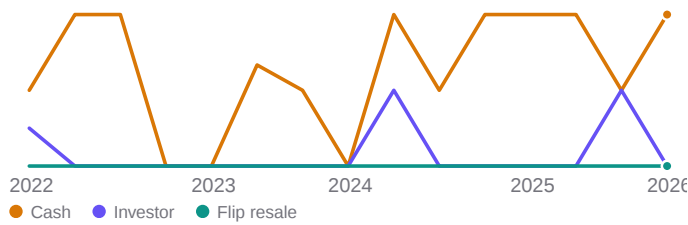
3.2%



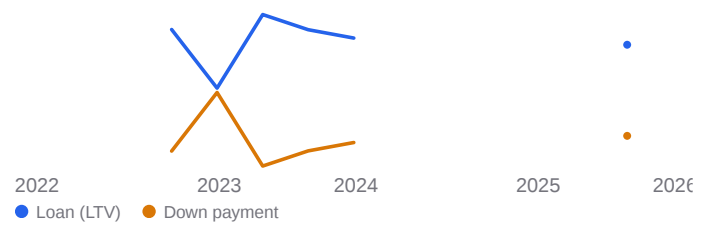
BUYERS & OUTCOMES

Buyer mix

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

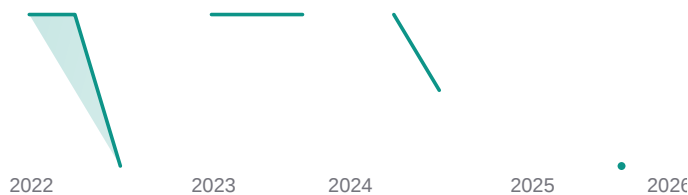


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



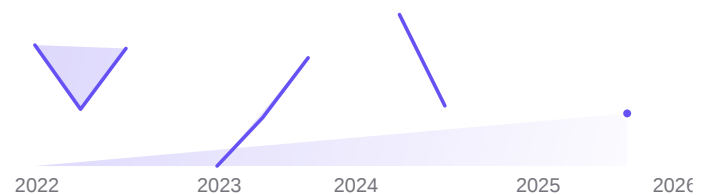
Sellers who sold at a gain

0%



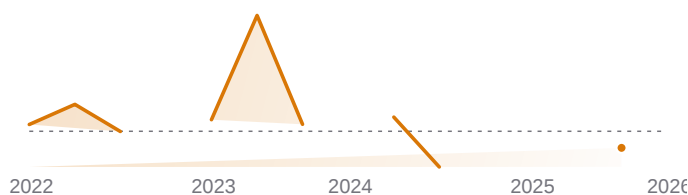
Typical hold before selling

10.9 yrs



Median annualized return at resale

-8.2%



HOUSING STOCK

Homes	189
Median value (AVM)	\$675K
Median size	2,007 ft²
Median bedrooms	3
Median year built	1971
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0%
Owner occupied	44%
Company owned	23%
Median loan-to-value	22%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	897
Density	36 / mi²
Median household income	\$93K
Average household income	\$124K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	54
Homes occupied	66%
Bachelor's or higher	35%
Poverty rate	10.2%
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.