

Southfield 01259

ZIP code · MA · Massachusetts > Berkshire County

SELLER'S MARKET

\$650K

MEDIAN SALE PRICE

-16.4%

1-YR CHANGE

9

SALES (12 MO)

\$549K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

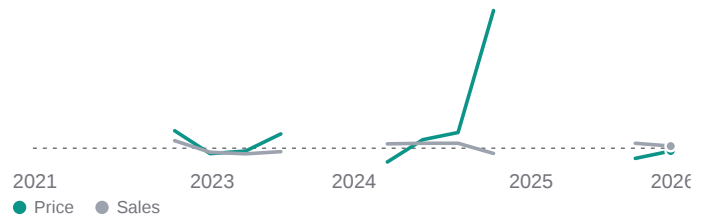
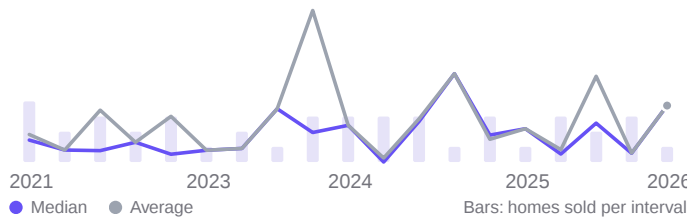
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.4M · Average \$1.4M

Growth (year over year)

Price -16.4% · Sales +12.5%

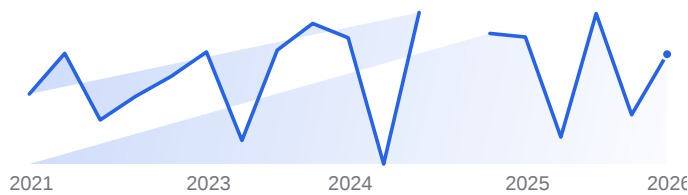


Price per square foot

\$316/ft²

Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

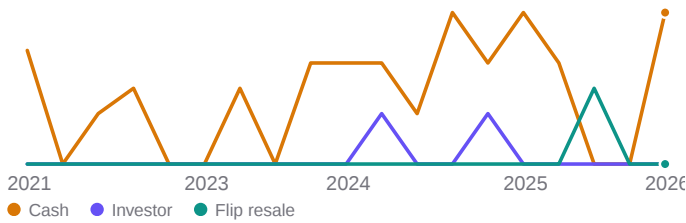
3.8%



BUYERS & OUTCOMES

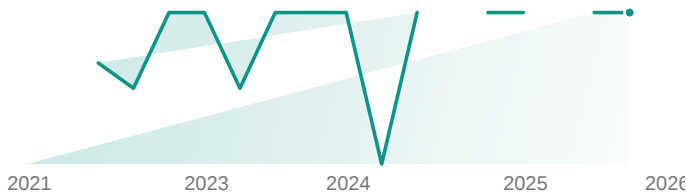
Buyer mix

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



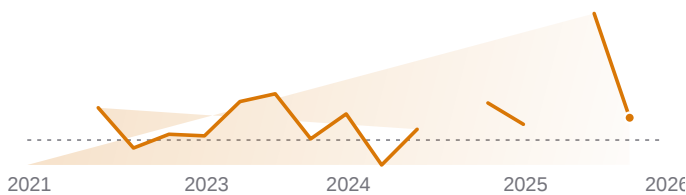
Sellers who sold at a gain

100%



Median annualized return at resale

+7.2%

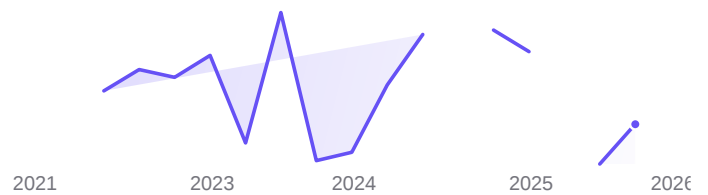


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



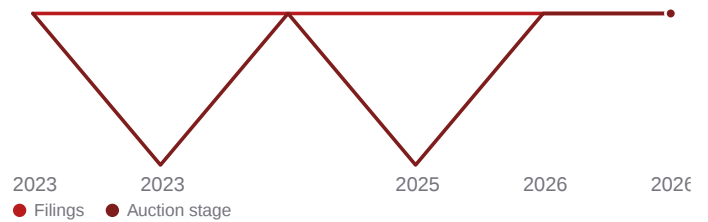
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	237
Median value (AVM)	\$549K
Median size	1,798 ft²
Median bedrooms	3
Median year built	1978
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	15%
Median loan-to-value	32%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	726
Density	34 / mi²
Median household income	\$78K
Average household income	\$109K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	59
Homes occupied	72%
Bachelor's or higher	21%
Poverty rate	4.5%
Unemployment	1.3%
Average temp	45°F
Annual precip	49 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.