

West Stockbridge 01266

ZIP code · MA · Massachusetts · Berkshire County

SELLER'S MARKET

\$440K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

36

SALES (12 MO)

\$711K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



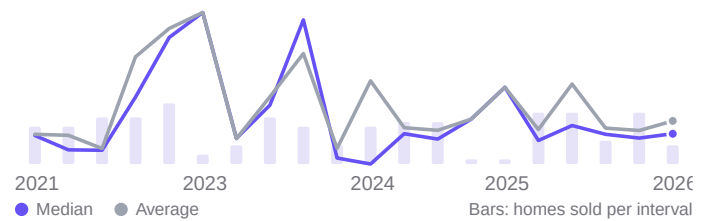
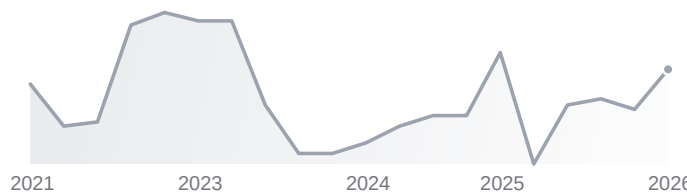
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$569K · Average \$702K

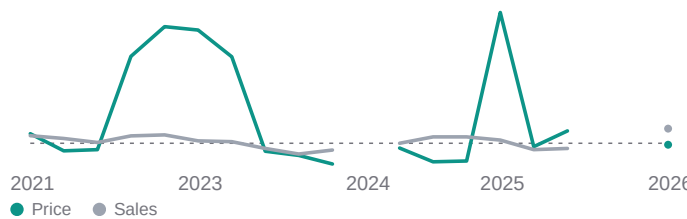


Growth (year over year)

Price -5.4% · Sales +56.5%

Price per square foot

\$357/ft²

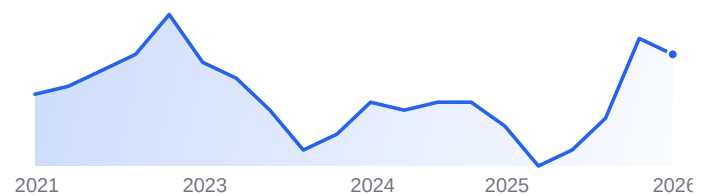
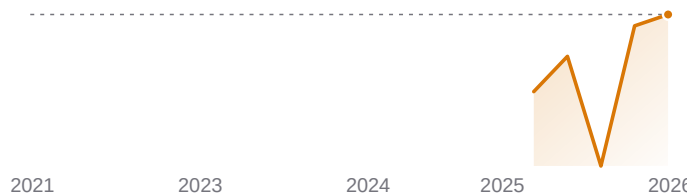


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

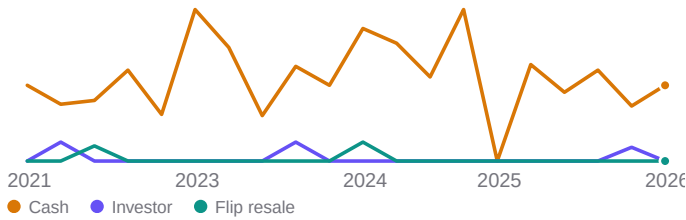
4.6%



BUYERS & OUTCOMES

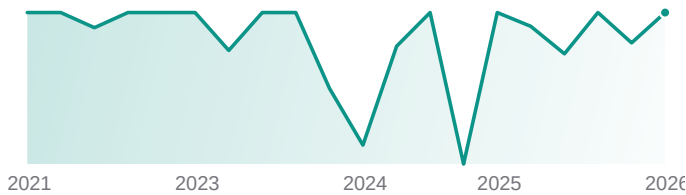
Buyer mix

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



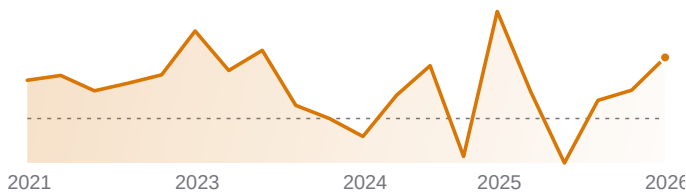
Sellers who sold at a gain

100%

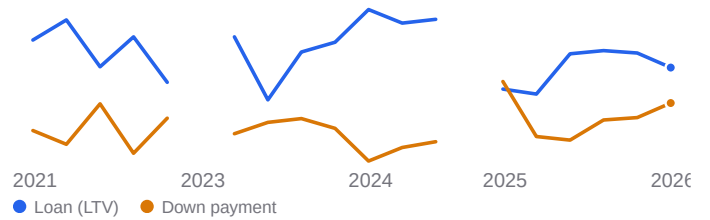


Median annualized return at resale

+8.9%

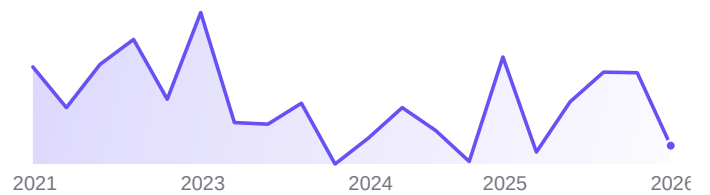


Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



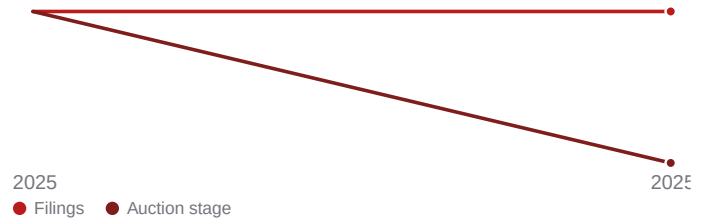
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	779
Median value (AVM)	\$711K
Median size	2,002 ft²
Median bedrooms	3
Median year built	1972
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.6%
Owner occupied	58%
Company owned	21%
Median loan-to-value	24%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	2,015
Density	66 / mi²
Median household income	\$91K
Average household income	\$135K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	55
Homes occupied	66%
Bachelor's or higher	28%
Poverty rate	13.1%
Unemployment	1.2%
Average temp	45°F
Annual precip	47 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.