

Williamstown 01267

ZIP code · MA · Massachusetts > Berkshire County > Williamstown

BALANCED MARKET

\$453K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

93

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



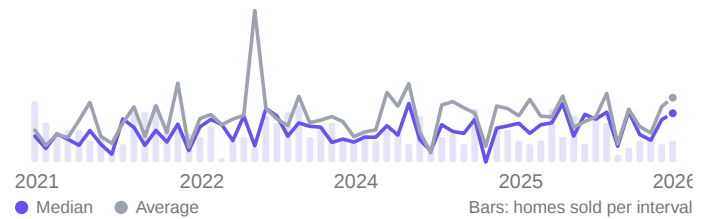
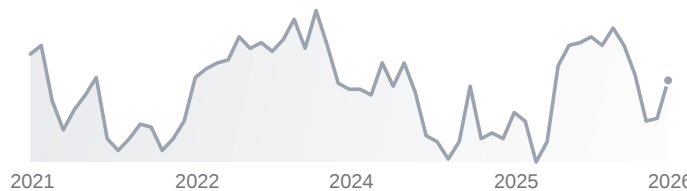
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$549K · Average \$685K

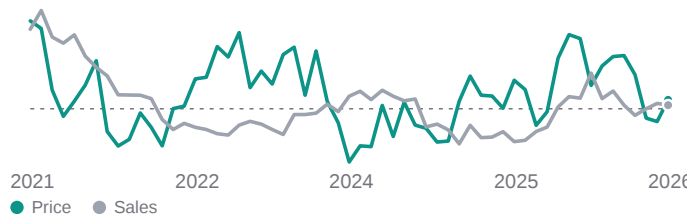


Growth (year over year)

Price +5.5% · Sales +2.2%

Price per square foot

\$236/ft²

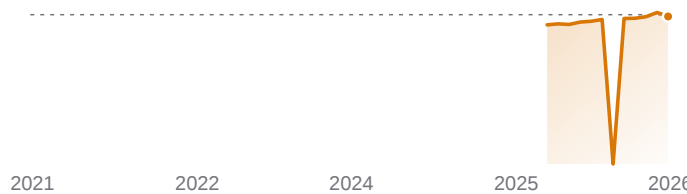


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

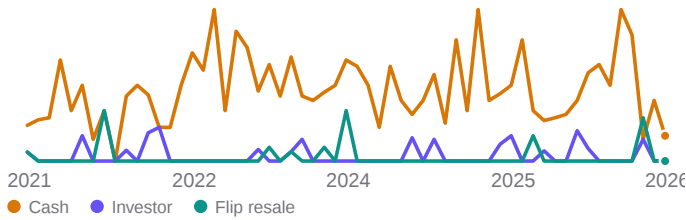
3.7%



BUYERS & OUTCOMES

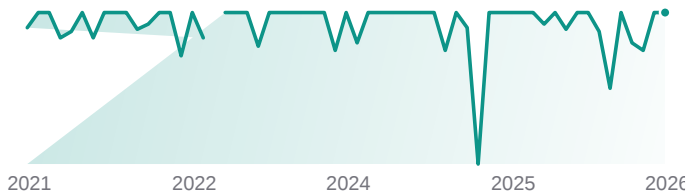
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



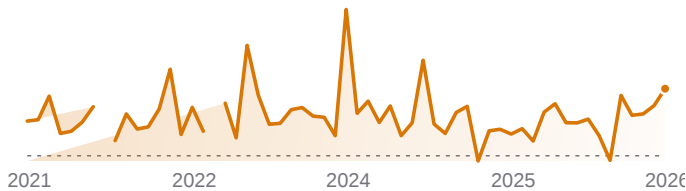
Sellers who sold at a gain

100%

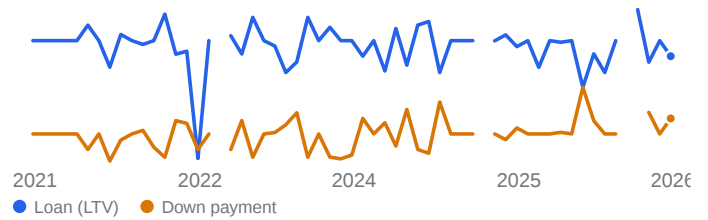


Median annualized return at resale

+8.4%

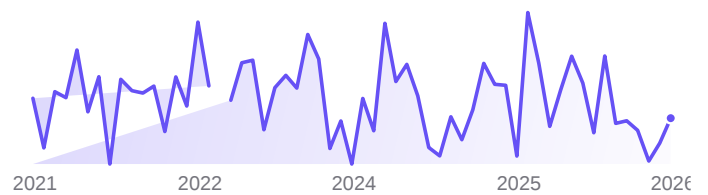


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



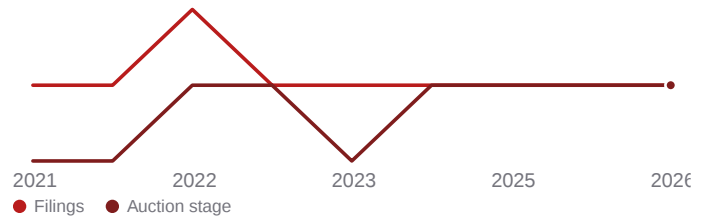
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,485
Median value (AVM)	\$486K
Median size	1,824 ft²
Median bedrooms	3
Median year built	1955
Single family	81%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	16%
Median loan-to-value	36%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	8,406
Density	139 / mi²
Median household income	\$102K
Average household income	\$136K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	54
Homes occupied	80%
Bachelor's or higher	26%
Poverty rate	9.8%
Unemployment	1.0%
Average temp	45°F
Annual precip	45 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.