

Windsor 01270

ZIP code · MA · Massachusetts · Berkshire County

BALANCED MARKET

\$213K

MEDIAN SALE PRICE

-8.2%

1-YR CHANGE

17

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

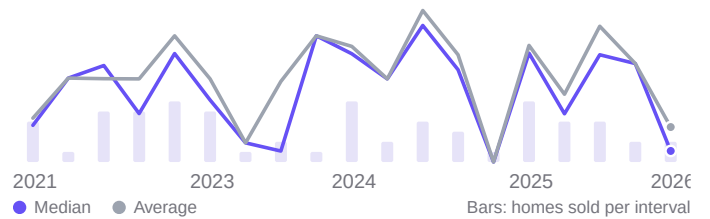
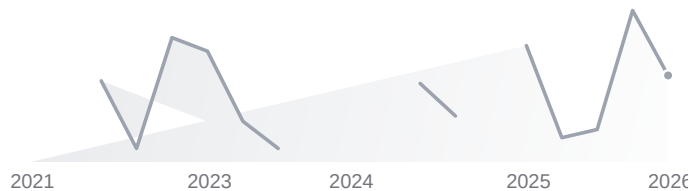
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$75K · Average \$155K

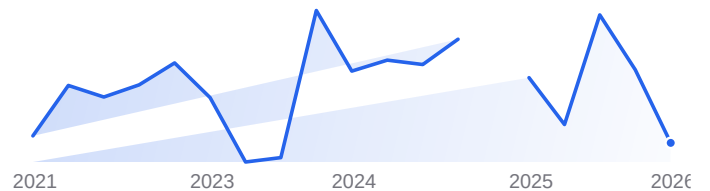
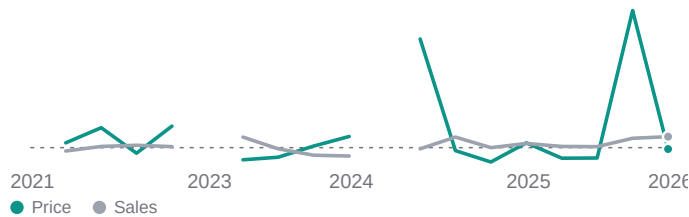


Growth (year over year)

Price -8.2% · Sales +70.0%

Price per square foot

\$92/ft²



Sale premium vs estimated value

-26.7%

Annual turnover (share of homes sold)

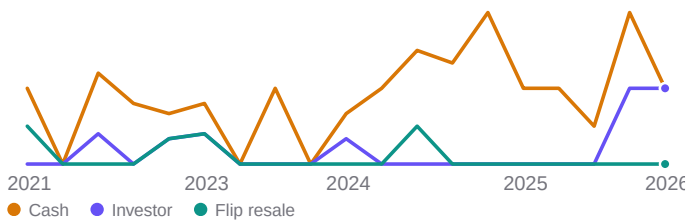
3.5%



BUYERS & OUTCOMES

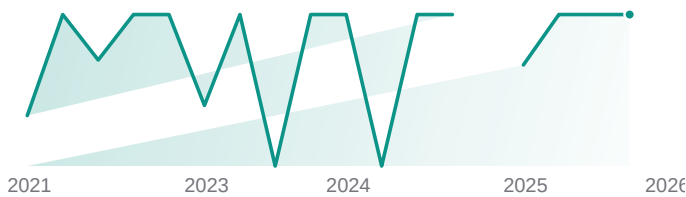
Buyer mix

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



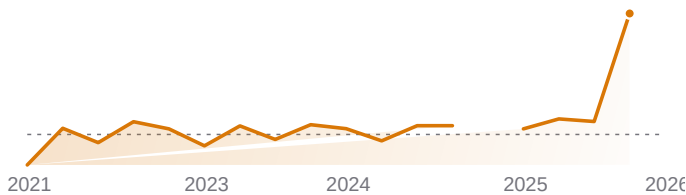
Sellers who sold at a gain

100%



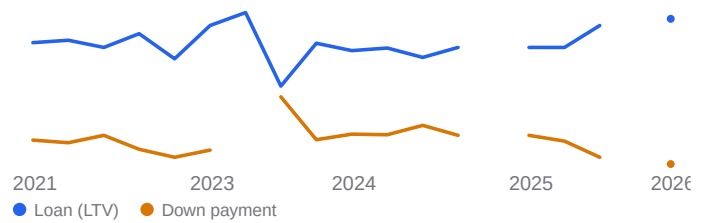
Median annualized return at resale

+95.1%



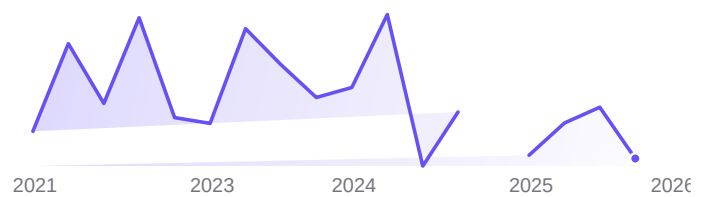
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 0.4%



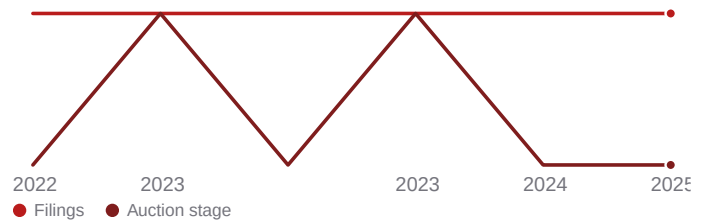
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	479
Median value (AVM)	\$338K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1975
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.1%
Owner occupied	69%
Company owned	12%
Median loan-to-value	39%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	777
Density	24 / mi ²
Median household income	\$97K
Average household income	\$152K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	50
Homes occupied	79%
Bachelor's or higher	26%
Poverty rate	6.0%
Unemployment	1.4%
Average temp	43°F
Annual precip	55 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.