

# Greenfield 01301

ZIP code · MA · Massachusetts > Franklin County > Greenfield

BALANCED MARKET

**\$343K**

MEDIAN SALE PRICE

**+9.5%**

1-YR CHANGE

**176**

SALES (12 MO)

**\$313K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



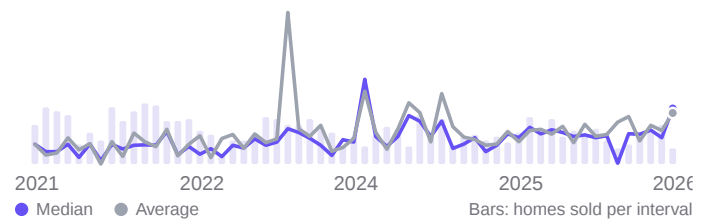
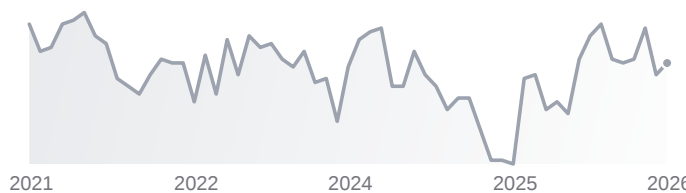
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$410K · Average \$392K

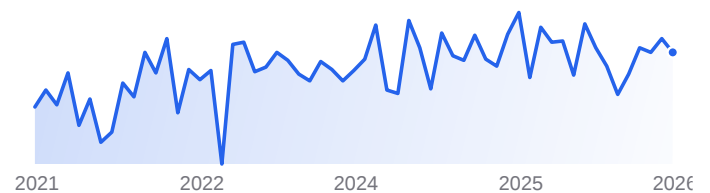
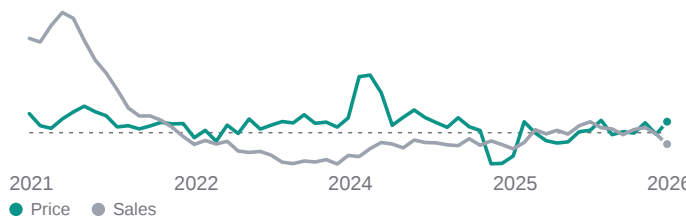


Growth (year over year)

Price +9.5% · Sales -9.7%

Price per square foot

\$195/ft²

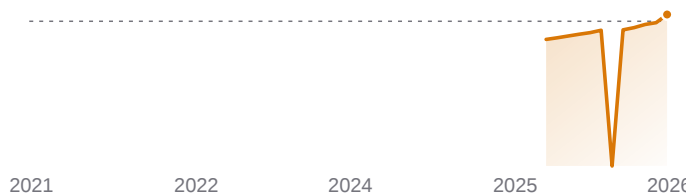


Sale premium vs estimated value

+1.6%

Annual turnover (share of homes sold)

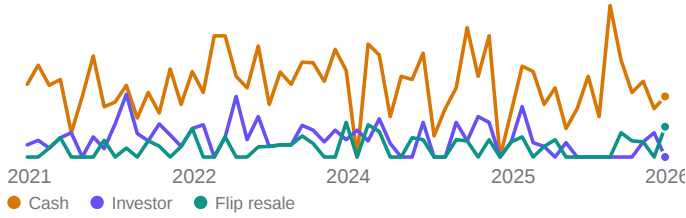
3.2%



## BUYERS & OUTCOMES

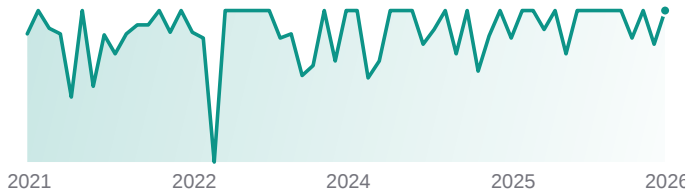
### Buyer mix

Cash 25% · Investor 0% · Flip resale 13%



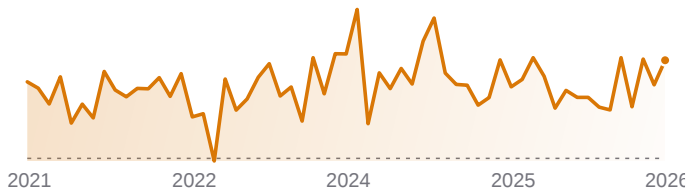
### Sellers who sold at a gain

100%

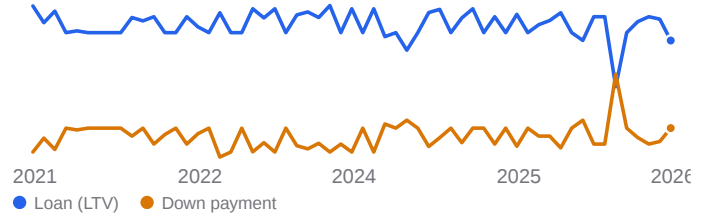


### Median annualized return at resale

+5.9%

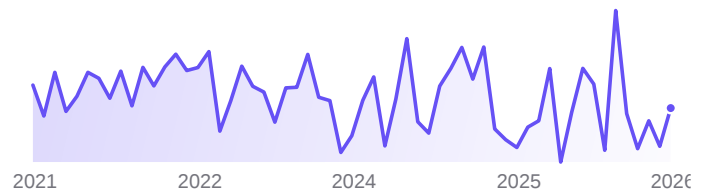


### Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



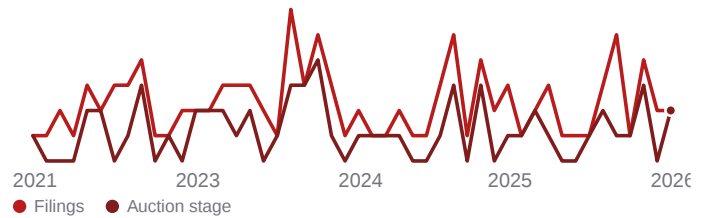
### Typical hold before selling

10.9 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,439     |
| Median value (AVM) | \$313K    |
| Median size        | 1,568 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1935      |
| Single family      | 74%       |
| Condos             | 7.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 58%  |
| Underwater (LTV 125% or more) | 0.7% |
| Owner occupied                | 83%  |
| Company owned                 | 11%  |
| Median loan-to-value          | 44%  |

Typical ownership tenure

**14.8 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>18,355</b>    |
| Density                          | <b>653 / mi²</b> |
| Median household income          | <b>\$58K</b>     |
| Average household income         | <b>\$74K</b>     |
| Crime index (US avg 100)         | <b>121</b>       |
| Air pollution index (US avg 100) | <b>84</b>        |
| Earthquake index (US avg 100)    | <b>52</b>        |
| Homes occupied                   | <b>94%</b>       |
| Bachelor's or higher             | <b>22%</b>       |
| Poverty rate                     | <b>18.5%</b>     |
| Unemployment                     | <b>1.0%</b>      |
| Average temp                     | <b>46°F</b>      |
| Annual precip                    | <b>46 in</b>     |
| Sunshine                         | <b>50%</b>       |

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.