

# Ashfield 01330

ZIP code · MA · Massachusetts › Franklin County

**STRONG BUYER'S MARKET**

**\$415K**

MEDIAN SALE PRICE

**15**

SALES (12 MO)

**\$417K**

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



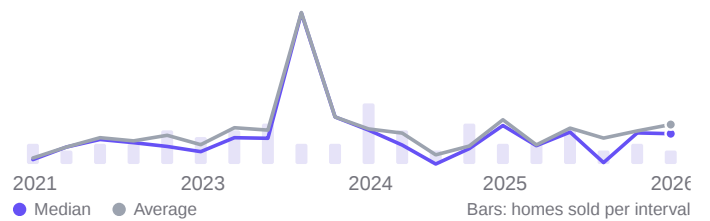
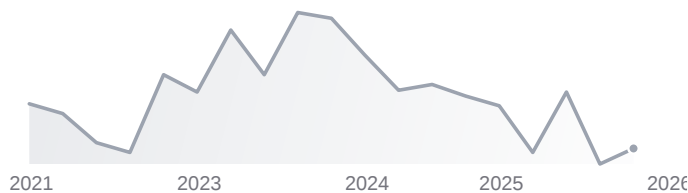
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$405K · Average \$505K

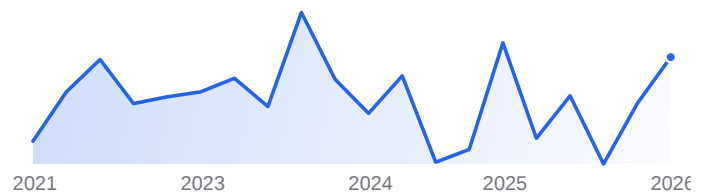
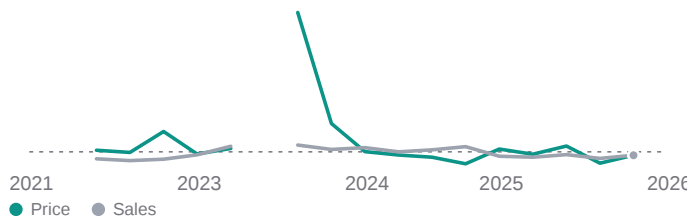


Growth (year over year)

Price -18.9% · Sales -18.8%

Price per square foot

\$267/ft²

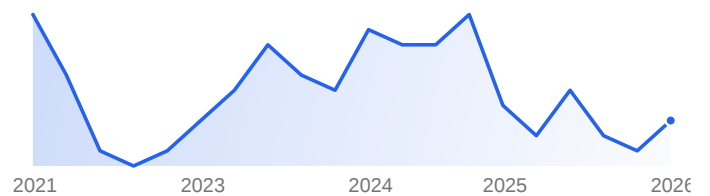
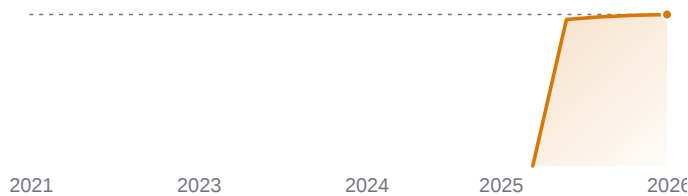


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

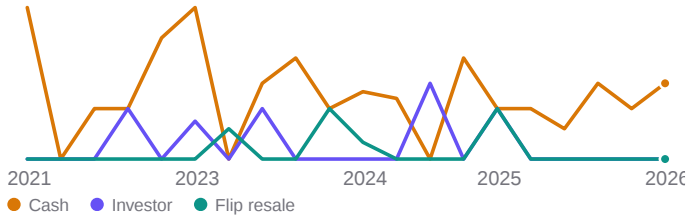
2.1%



## BUYERS & OUTCOMES

Buyer mix

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



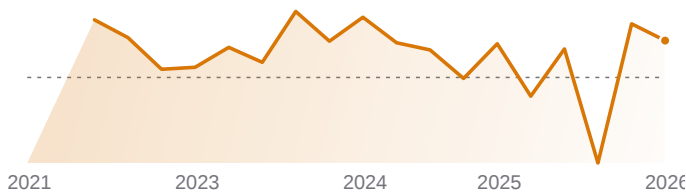
Sellers who sold at a gain

100%

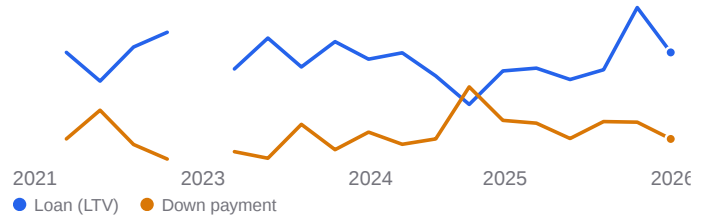


Median annualized return at resale

+5.0%

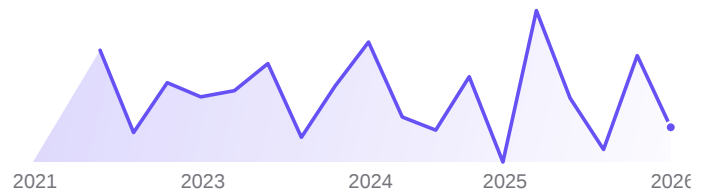


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



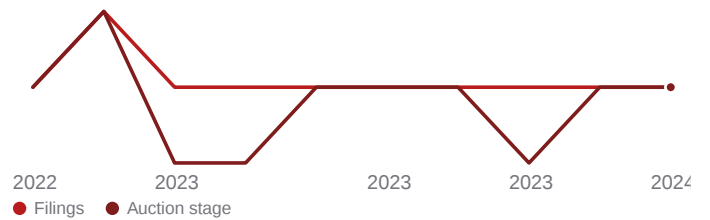
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 724       |
| Median value (AVM) | \$417K    |
| Median size        | 1,836 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 84%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 75%      |
| Underwater (LTV 125% or more) | 0.8%     |
| Owner occupied                | 73%      |
| Company owned                 | 16%      |
| Median loan-to-value          | 32%      |
| Typical ownership tenure      | 20.8 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>1,334</b>    |
| Density                          | <b>41 / mi²</b> |
| Median household income          | <b>\$80K</b>    |
| Average household income         | <b>\$112K</b>   |
| Crime index (US avg 100)         | <b>115</b>      |
| Air pollution index (US avg 100) | <b>86</b>       |
| Earthquake index (US avg 100)    | <b>52</b>       |
| Homes occupied                   | <b>89%</b>      |
| Bachelor's or higher             | <b>27%</b>      |
| Poverty rate                     | <b>8.4%</b>     |
| Unemployment                     | <b>1.2%</b>     |
| Average temp                     | <b>44°F</b>     |
| Annual precip                    | <b>52 in</b>    |
| Sunshine                         | <b>50%</b>      |

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.