

Bernardston 01337

ZIP code · MA · Massachusetts › Franklin County

BUYER'S MARKET

\$348K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

28

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



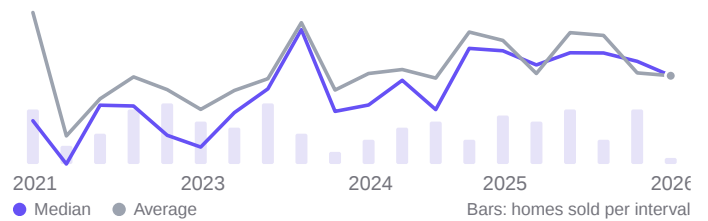
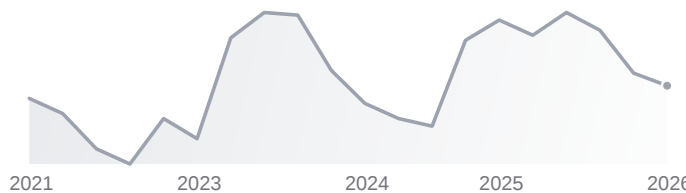
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$335K · Average \$335K

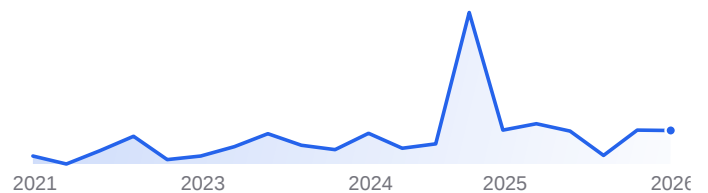
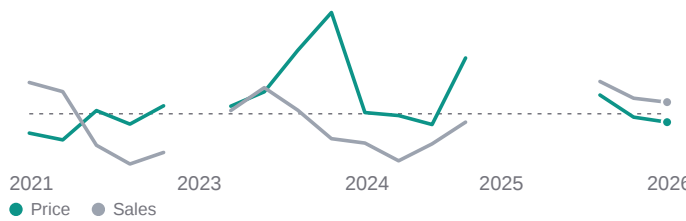


Growth (year over year)

Price -8.7% · Sales +12.0%

Price per square foot

\$251/ft²

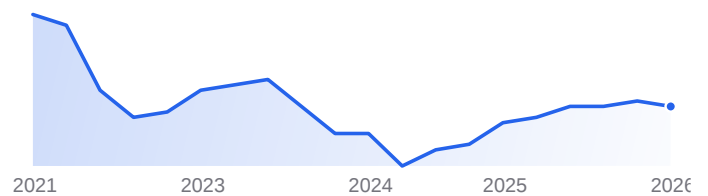


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

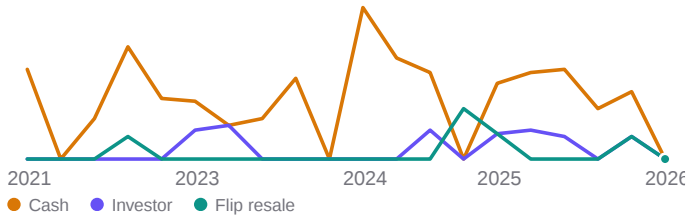
2.6%



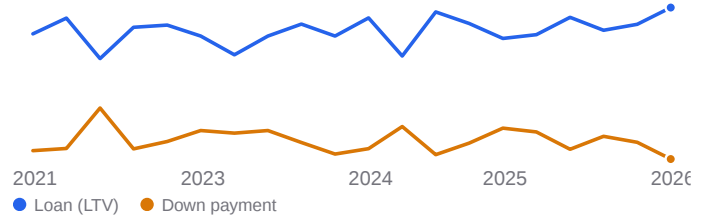
BUYERS & OUTCOMES

Buyer mix

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

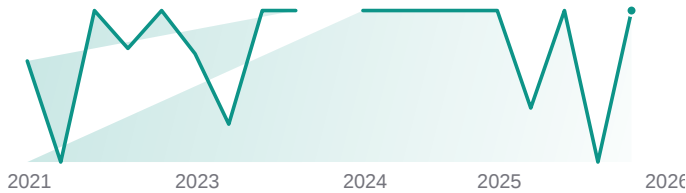


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



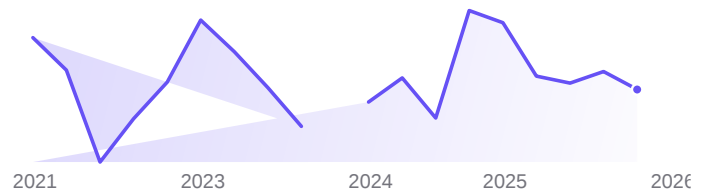
Sellers who sold at a gain

100%



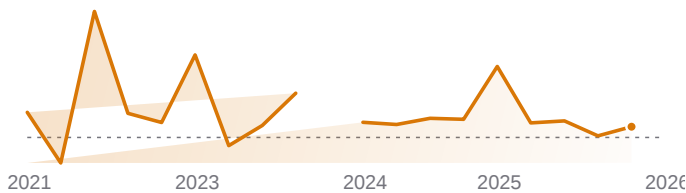
Typical hold before selling

10.2 yrs



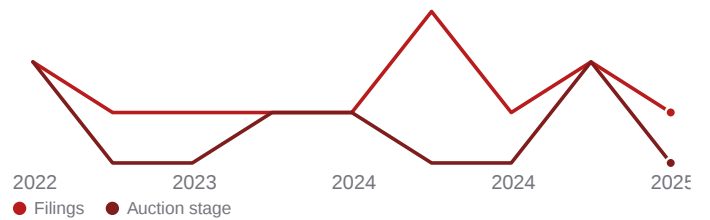
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,091
Median value (AVM)	\$365K
Median size	1,567 ft²
Median bedrooms	3
Median year built	1973
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	9.3%
Median loan-to-value	40%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	2,452
Density	69 / mi²
Median household income	\$83K
Average household income	\$98K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	50
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	7.2%
Unemployment	1.2%
Average temp	45°F
Annual precip	49 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.