

Buckland 01338

ZIP code · MA · Massachusetts · Franklin County

\$403K

MEDIAN SALE PRICE

+30.0%

1-YR CHANGE

4

SALES (12 MO)

\$371K

MEDIAN VALUE (AVM)

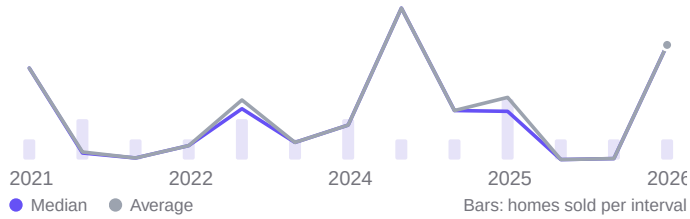
MARKET TRENDS (5 YEARS)

Sale prices

Median \$750K · Average \$750K

Growth (year over year)

Price +30.0% · Sales +0.0%



Price per square foot

\$343/ft²

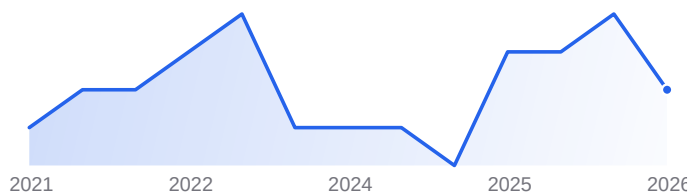
Sale premium vs estimated value

+0.0%



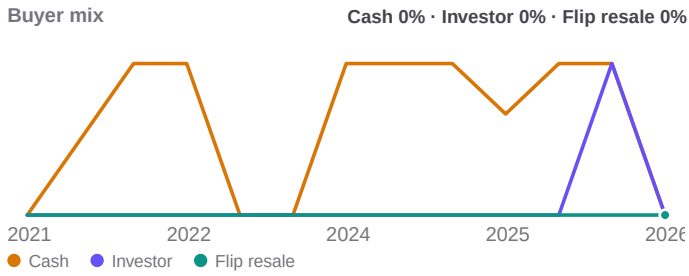
Annual turnover (share of homes sold)

2.5%



BUYERS & OUTCOMES

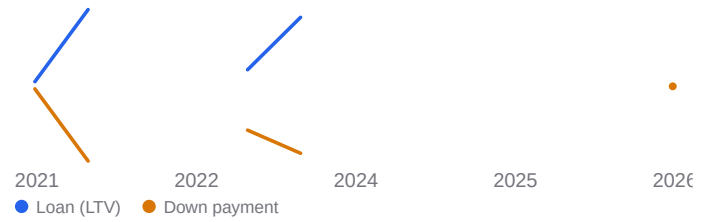
Buyer mix



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 51% · Down payment 49%



Typical hold before selling

21.0 yrs

Median annualized return at resale

+3.0%

HOUSING STOCK

Homes	162
Median value (AVM)	\$371K
Median size	1,765 ft²
Median bedrooms	3
Median year built	1924
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0%
Owner occupied	35%
Company owned	15%
Median loan-to-value	22%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	194
Density	53 / mi²
Median household income	\$89K
Average household income	\$99K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	49
Homes occupied	92%
Bachelor's or higher	36%
Poverty rate	15.7%
Unemployment	1.1%
Average temp	45°F
Annual precip	50 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.