

Charlemont 01339

ZIP code · MA · Massachusetts > Franklin County

BUYER'S MARKET

\$401K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

21

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



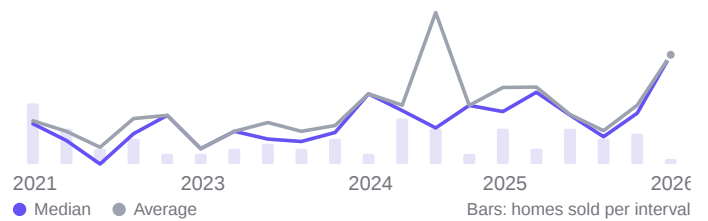
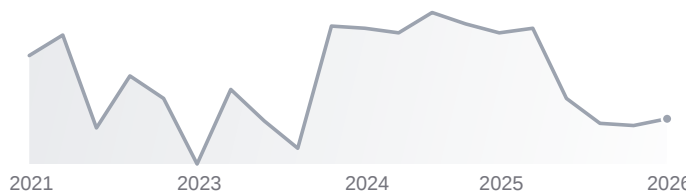
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$715K · Average \$715K

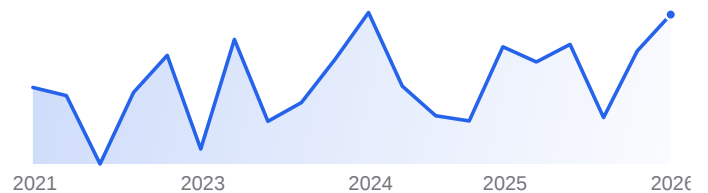
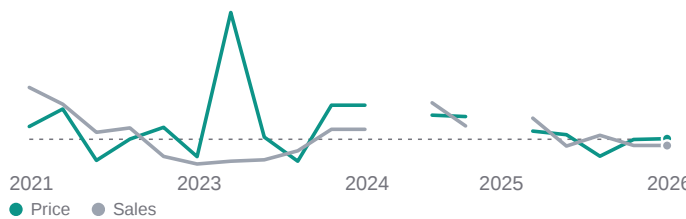


Growth (year over year)

Price +1.1% · Sales -16.0%

Price per square foot

\$294/ft²

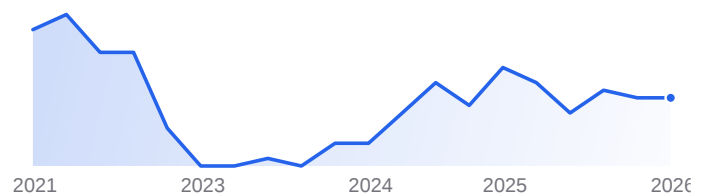


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

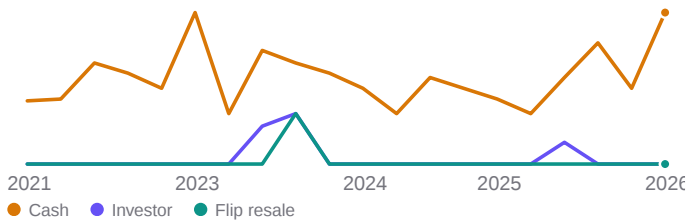
2.9%



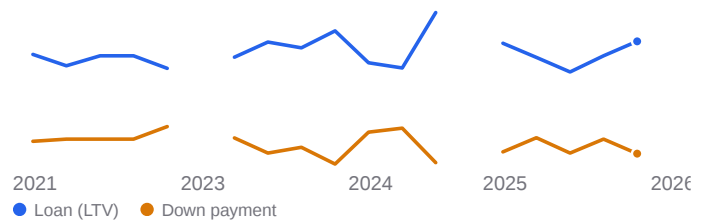
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.5%



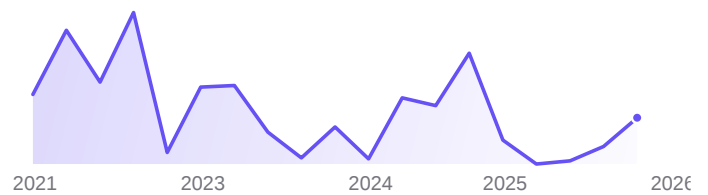
Sellers who sold at a gain

100%



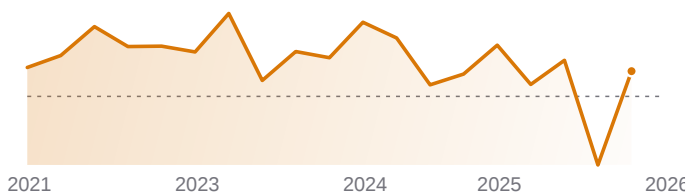
Typical hold before selling

11.0 yrs



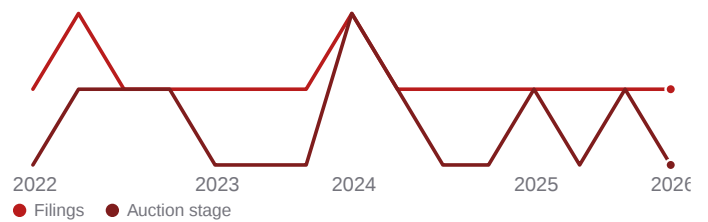
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	714
Median value (AVM)	\$336K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1966
Single family	79%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	69%
Company owned	15%
Median loan-to-value	26%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	1,664
Density	25 / mi²
Median household income	\$70K
Average household income	\$98K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	49
Homes occupied	79%
Bachelor's or higher	27%
Poverty rate	13.1%
Unemployment	1.0%
Average temp	44°F
Annual precip	51 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.