

Colrain 01340

ZIP code · MA · Massachusetts > Franklin County

BUYER'S MARKET

\$358K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

15

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



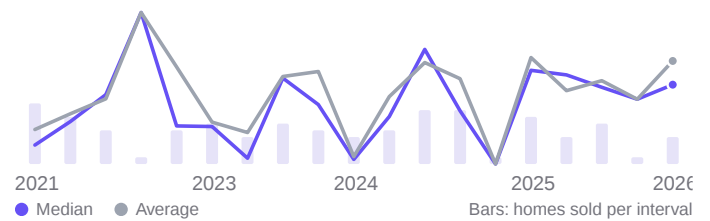
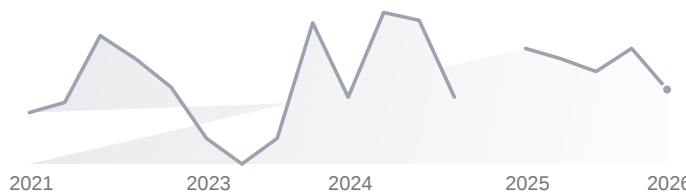
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$334K · Average \$421K

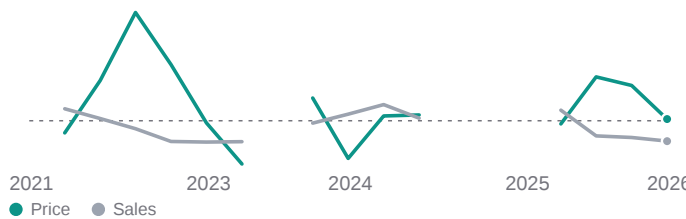


Growth (year over year)

Price +2.9% · Sales -37.5%

Price per square foot

\$171/ft²

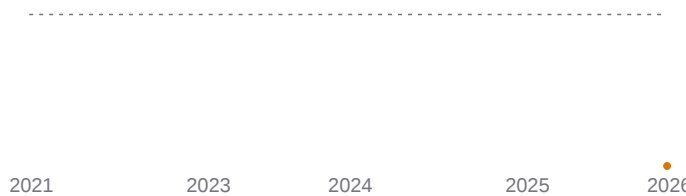


Sale premium vs estimated value

-8.3%

Annual turnover (share of homes sold)

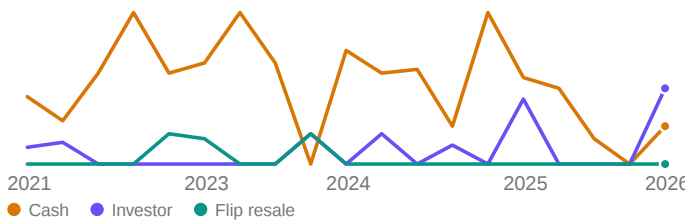
1.8%



BUYERS & OUTCOMES

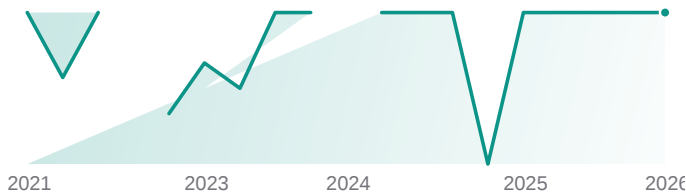
Buyer mix

Cash 25% · Investor 50% · Flip resale 0%



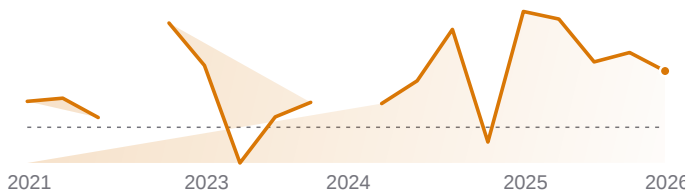
Sellers who sold at a gain

100%

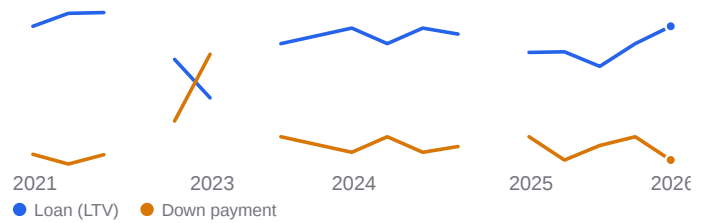


Median annualized return at resale

+7.6%

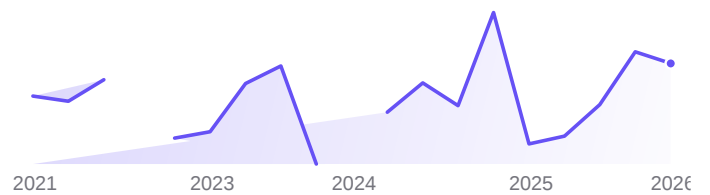


Financing (share of purchase price) Loan (LTV) 91% · Down payment 5.0%



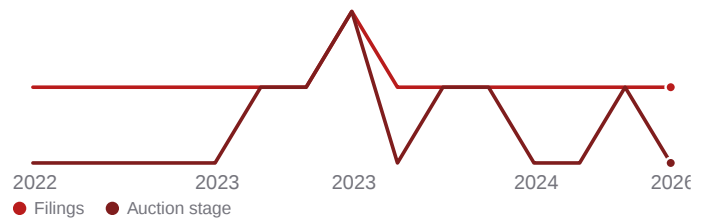
Typical hold before selling

22.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	822
Median value (AVM)	\$316K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1964
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.6%
Owner occupied	79%
Company owned	9.5%
Median loan-to-value	28%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	1,737
Density	37 / mi²
Median household income	\$82K
Average household income	\$107K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	56
Homes occupied	78%
Bachelor's or higher	19%
Poverty rate	12.2%
Unemployment	1.1%
Average temp	44°F
Annual precip	51 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.