

Conway 01341

ZIP code · MA · Massachusetts > Franklin County

BALANCED MARKET

\$415K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

18

SALES (12 MO)

\$463K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

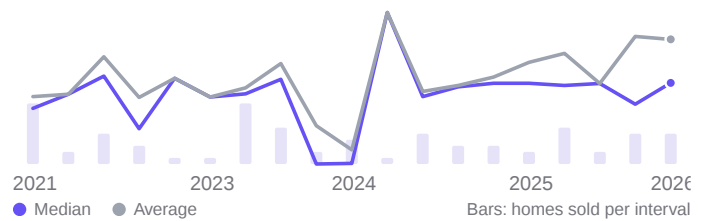
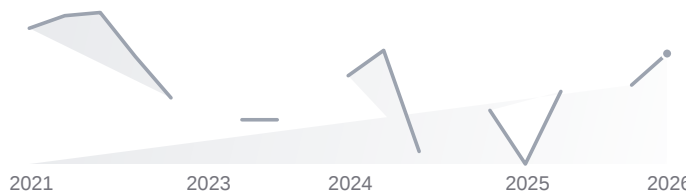
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$431K · Average \$582K

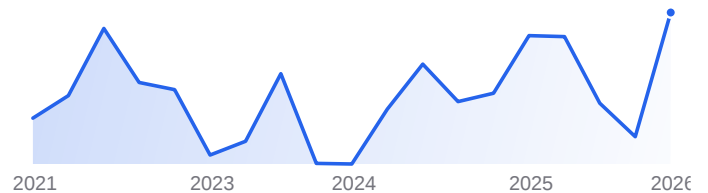
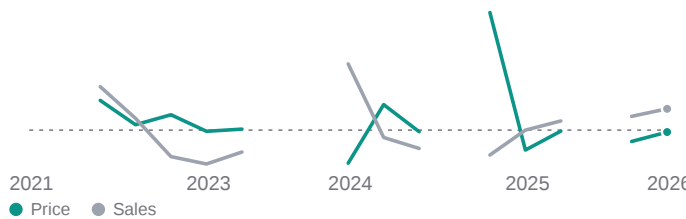


Growth (year over year)

Price -3.6% · Sales +38.5%

Price per square foot

\$329/ft²

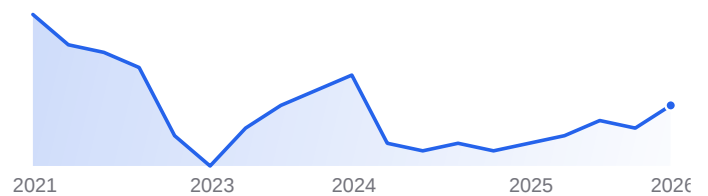


Sale premium vs estimated value

+8.6%

Annual turnover (share of homes sold)

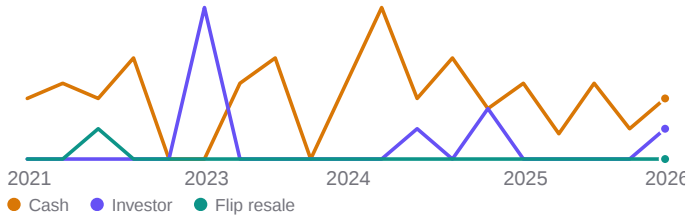
2.5%



BUYERS & OUTCOMES

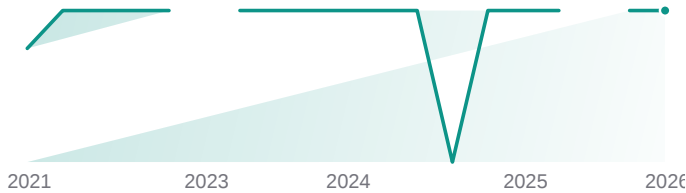
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



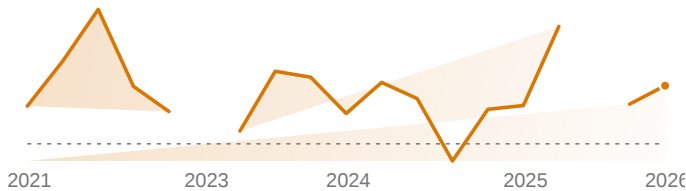
Sellers who sold at a gain

100%

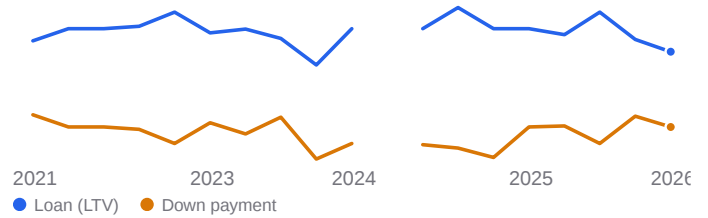


Median annualized return at resale

+5.1%

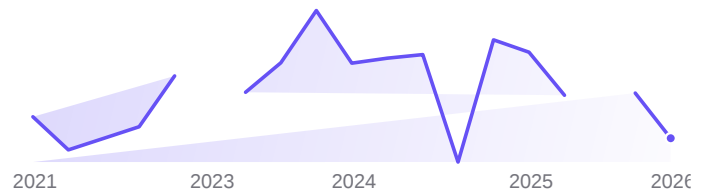


Financing (share of purchase price) Loan (LTV) 66% · Down payment 20%



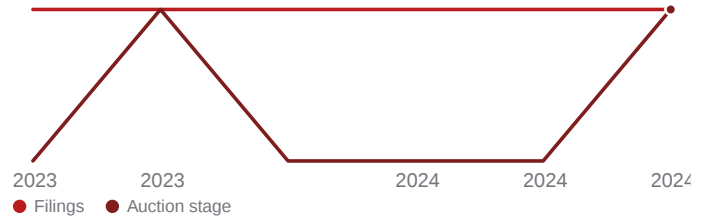
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	721
Median value (AVM)	\$463K
Median size	1,820 ft²
Median bedrooms	3
Median year built	1978
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	11%
Median loan-to-value	34%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	1,653
Density	46 / mi²
Median household income	\$93K
Average household income	\$125K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	55
Homes occupied	92%
Bachelor's or higher	27%
Poverty rate	8.6%
Unemployment	1.0%
Average temp	46°F
Annual precip	49 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.