

Erving 01344

ZIP code · MA · Massachusetts > Franklin County

BUYER'S MARKET

\$259K

MEDIAN SALE PRICE

-12.7%

1-YR CHANGE

19

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



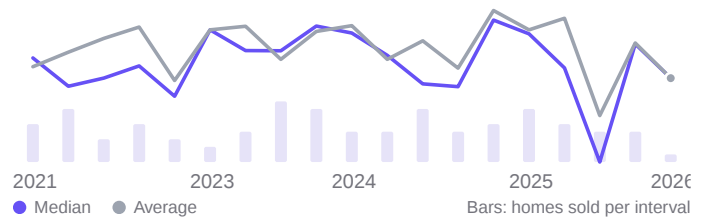
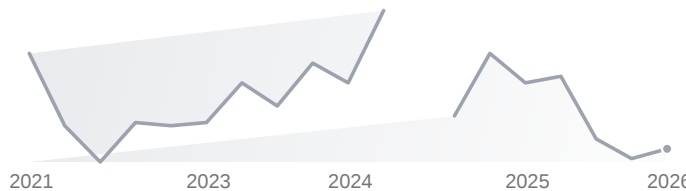
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$220K · Average \$220K

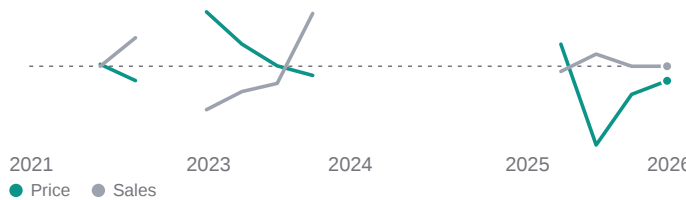


Growth (year over year)

Price -12.7% · Sales +0.0%

Price per square foot

\$172/ft²

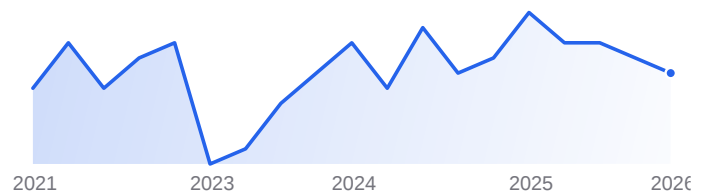
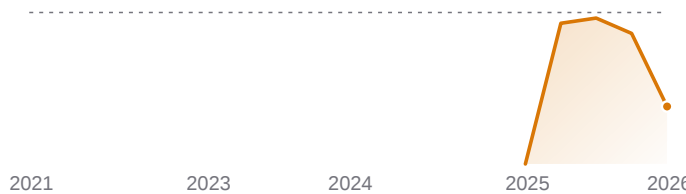


Sale premium vs estimated value

-28.5%

Annual turnover (share of homes sold)

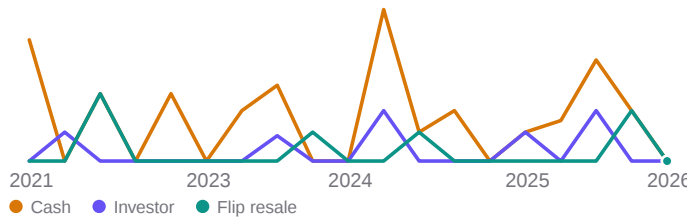
3.1%



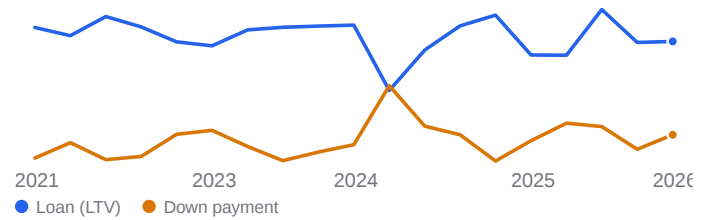
BUYERS & OUTCOMES

Buyer mix

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

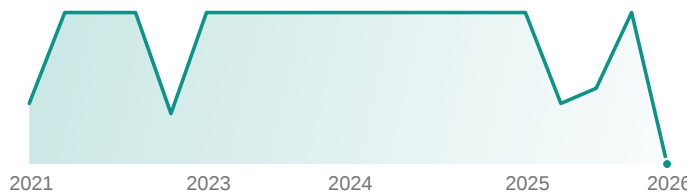


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



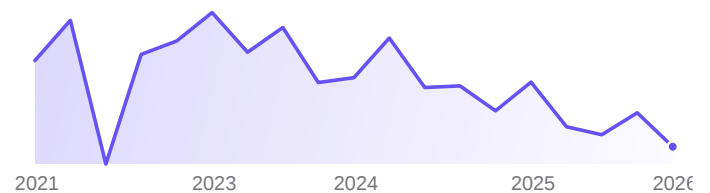
Sellers who sold at a gain

0%



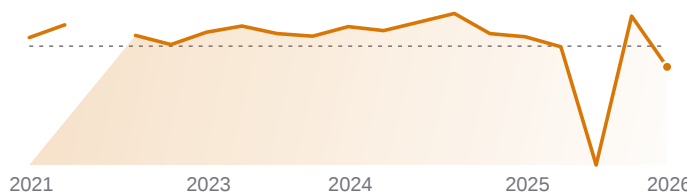
Typical hold before selling

2.2 yrs



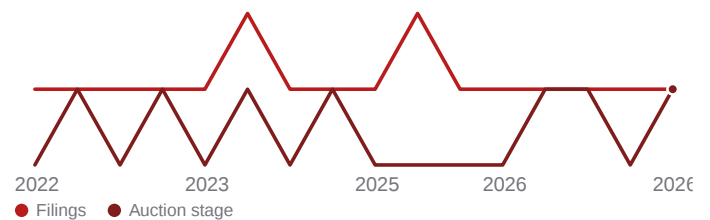
Median annualized return at resale

-8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	608
Median value (AVM)	\$305K
Median size	1,425 ft²
Median bedrooms	3
Median year built	1954
Single family	86%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	8.9%
Median loan-to-value	47%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	1,527
Density	106 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	176
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	12.9%
Unemployment	1.1%
Average temp	45°F
Annual precip	47 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.