

Heath 01346

ZIP code · MA · Massachusetts · Franklin County

STRONG SELLER'S MARKET

\$79K

MEDIAN SALE PRICE

-24.9%

1-YR CHANGE

9

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

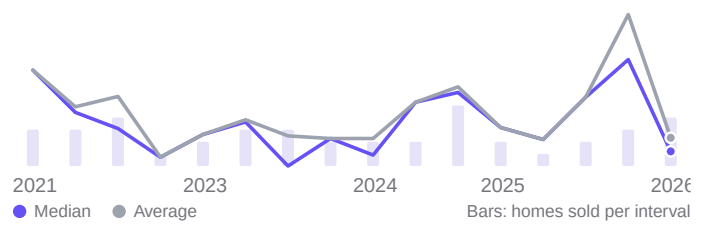
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$78K · Average \$109K

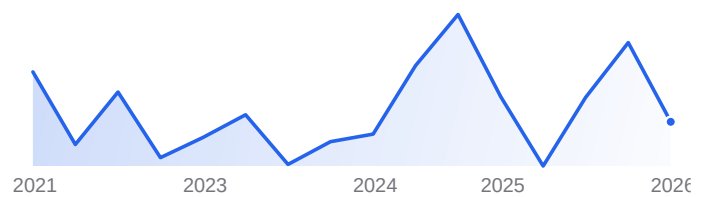


Growth (year over year)

Price -24.9% · Sales -10.0%

Price per square foot

\$113/ft²



Sale premium vs estimated value

-38.0%

Annual turnover (share of homes sold)

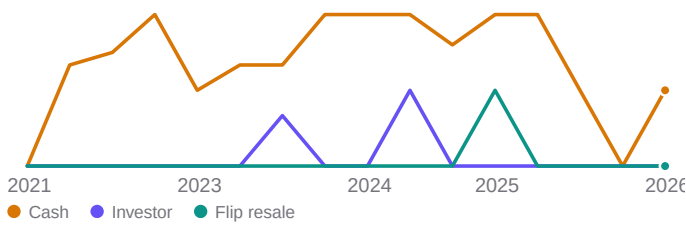
3.1%



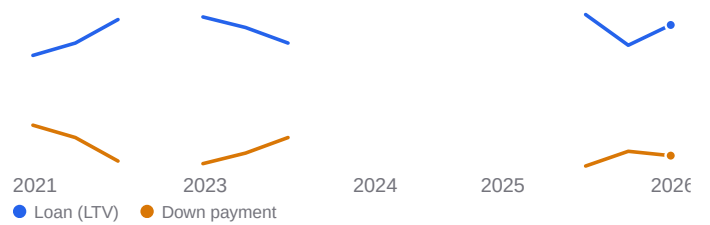
BUYERS & OUTCOMES

Buyer mix

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

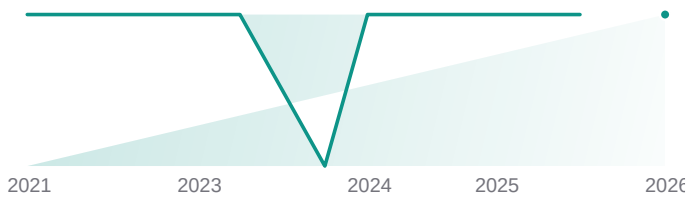


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



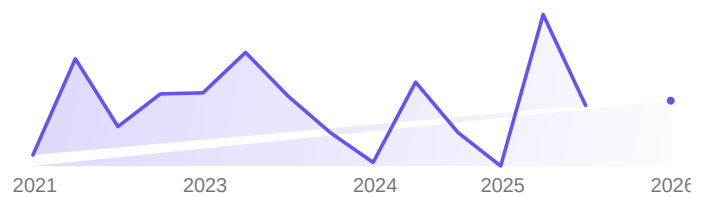
Sellers who sold at a gain

100%



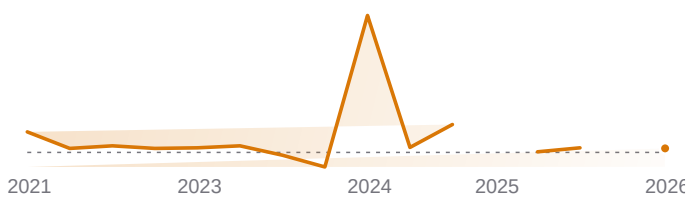
Typical hold before selling

16.4 yrs



Median annualized return at resale

+3.5%



HOUSING STOCK

Homes	290
Median value (AVM)	\$308K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1975
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.5%
Owner occupied	39%
Company owned	14%
Median loan-to-value	19%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	157
Density	29 / mi ²
Median household income	\$84K
Average household income	\$105K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	52
Homes occupied	64%
Bachelor's or higher	26%
Poverty rate	12.6%
Unemployment	1.2%
Average temp	42°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.