

Lake Pleasant 01347

ZIP code · MA · Massachusetts · Franklin County

\$186K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

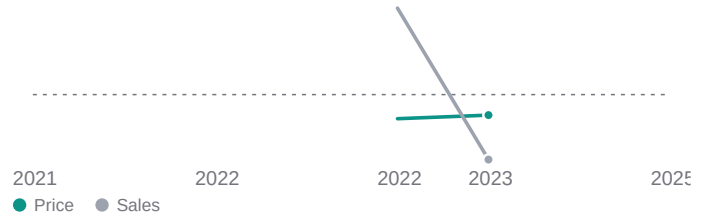
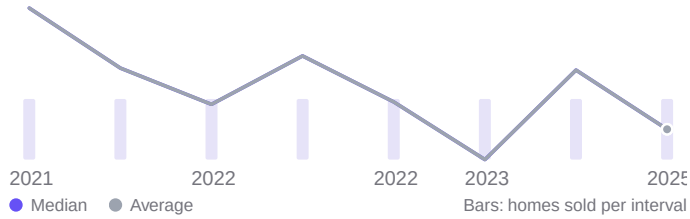
MARKET TRENDS (5 YEARS)

Sale prices

Median \$186K · Average \$186K

Growth (year over year)

Price -23.6% · Sales -75.0%

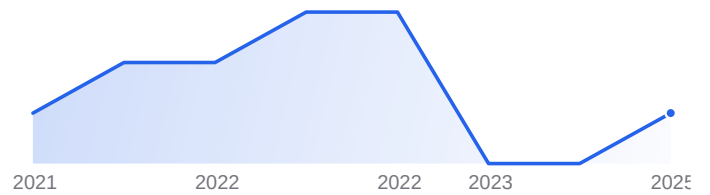


Price per square foot

\$181/ft²

Annual turnover (share of homes sold)

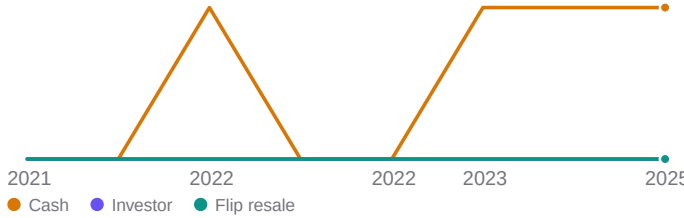
3.2%



BUYERS & OUTCOMES

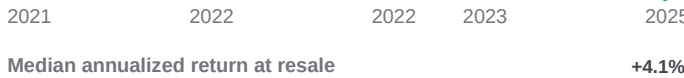
Buyer mix

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

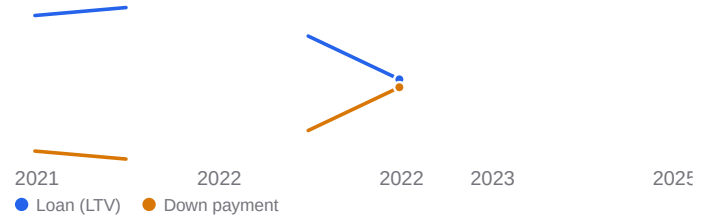


Sellers who sold at a gain

100%

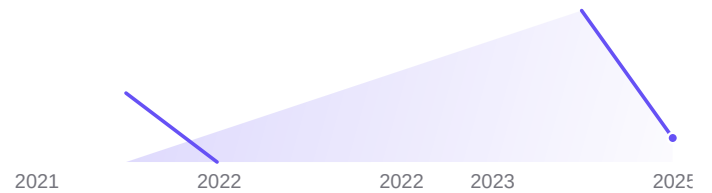


Financing (share of purchase price) Loan (LTV) 53% · Down payment 47%



Typical hold before selling

16.3 yrs



HOUSING STOCK

Homes	63
Median value (AVM)	\$257K
Median size	1,294 ft²
Median bedrooms	3
Median year built	1910
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0%
Owner occupied	89%
Company owned	17%
Median loan-to-value	36%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	58
Density	136 / mi²
Median household income	\$104K
Average household income	\$118K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	54
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	11.8%
Unemployment	1.0%
Average temp	47°F
Annual precip	45 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.