

Millers Falls 01349

ZIP code · MA · Massachusetts > Franklin County > Millers Falls

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

9

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

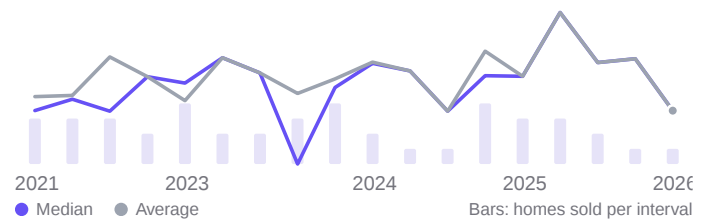
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$200K · Average \$200K

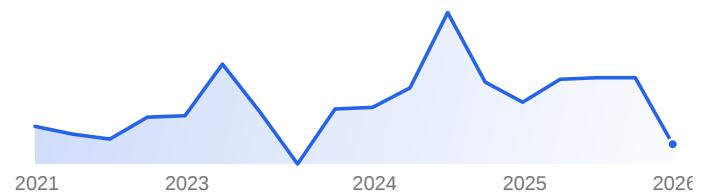
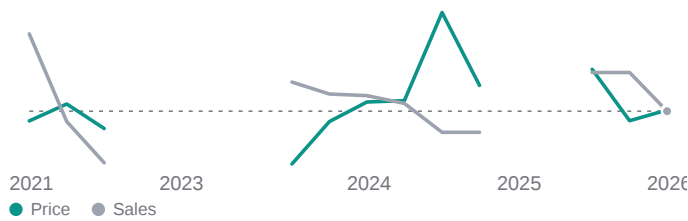


Growth (year over year)

Price +1.5% · Sales +0.0%

Price per square foot

\$97/ft²

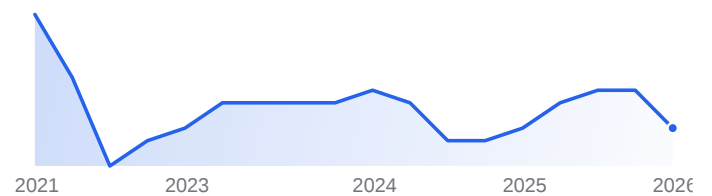


Sale premium vs estimated value

-13.0%

Annual turnover (share of homes sold)

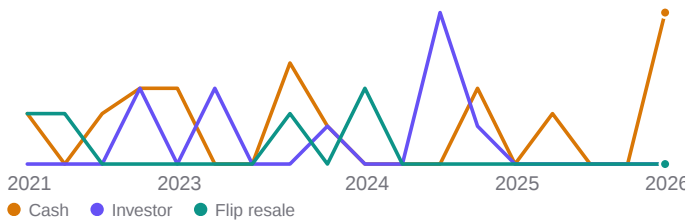
3.1%



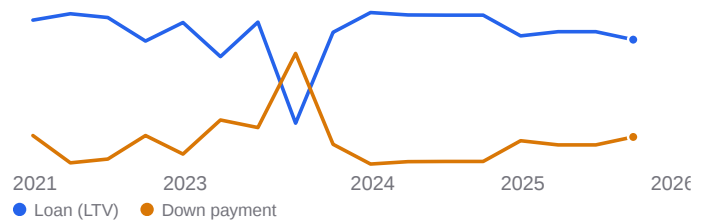
BUYERS & OUTCOMES

Buyer mix

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

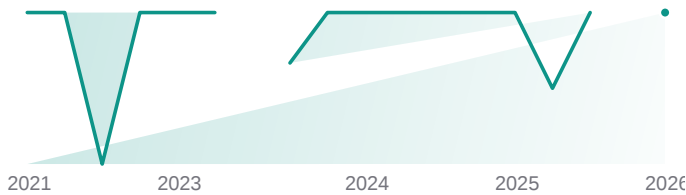


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



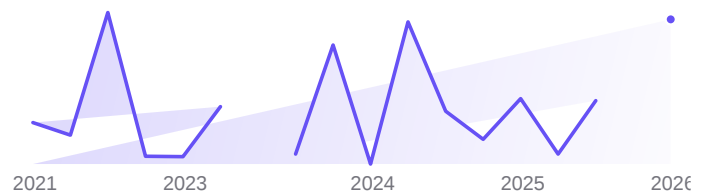
Sellers who sold at a gain

100%



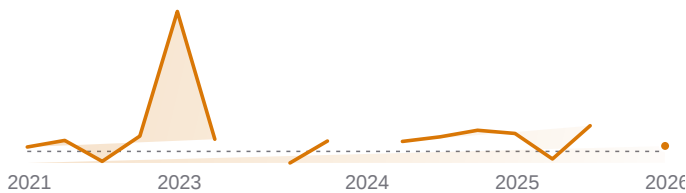
Typical hold before selling

32.8 yrs



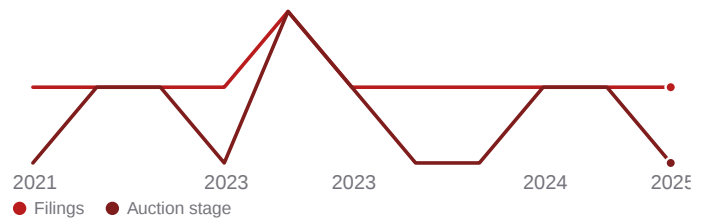
Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	288
Median value (AVM)	\$309K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1917
Single family	83%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.8%
Owner occupied	83%
Company owned	8.3%
Median loan-to-value	42%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	940
Density	106 / mi²
Median household income	\$78K
Average household income	\$89K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	52
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	11.6%
Unemployment	1.1%
Average temp	46°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.