

Montague 01351

ZIP code · MA · Massachusetts · Franklin County

SELLER'S MARKET

\$345K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

37

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



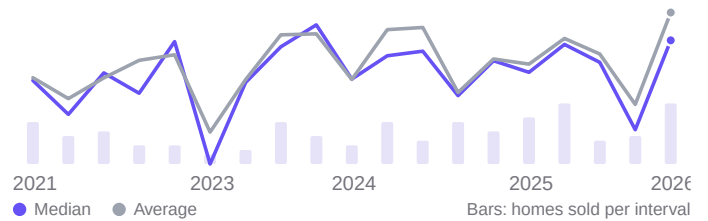
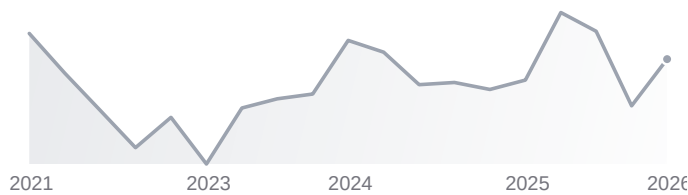
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$410K · Average \$488K

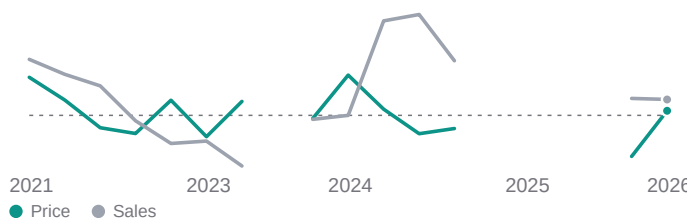


Growth (year over year)

Price +5.6% · Sales +19.4%

Price per square foot

\$232/ft²

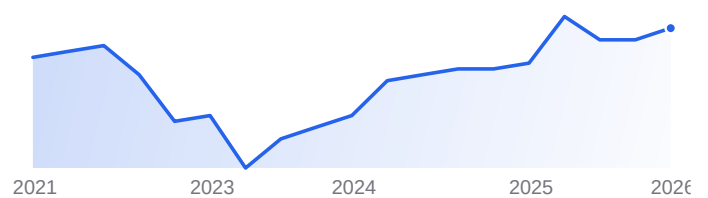
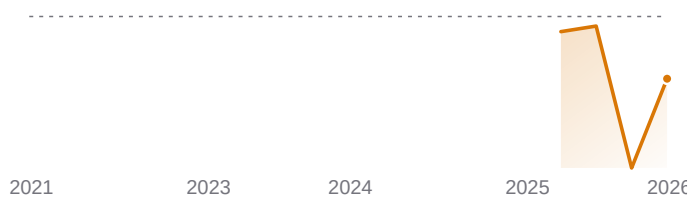


Sale premium vs estimated value

-20.2%

Annual turnover (share of homes sold)

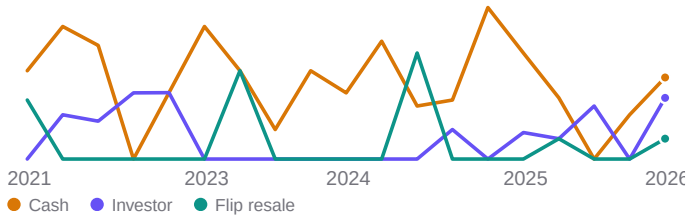
3.9%



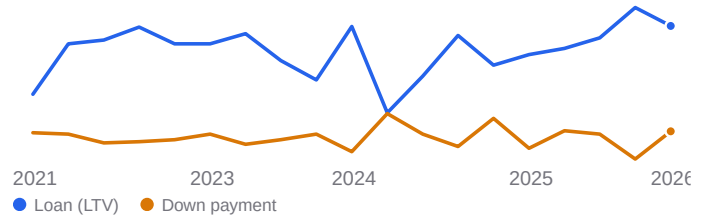
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 23% · Flip resale 7.7%

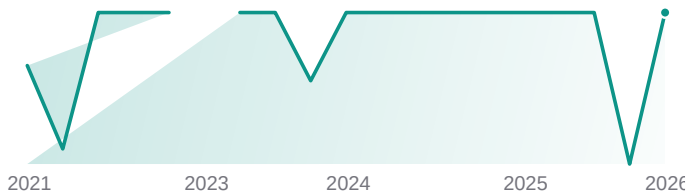


Financing (share of purchase price) Loan (LTV) 92% · Down payment 22%



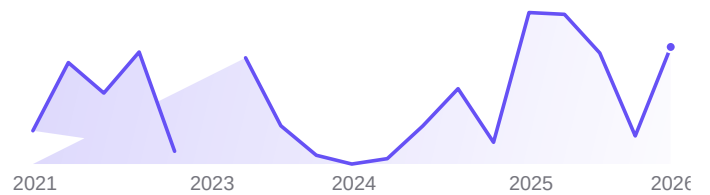
Sellers who sold at a gain

100%



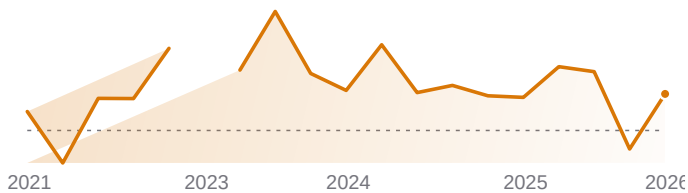
Typical hold before selling

22.6 yrs



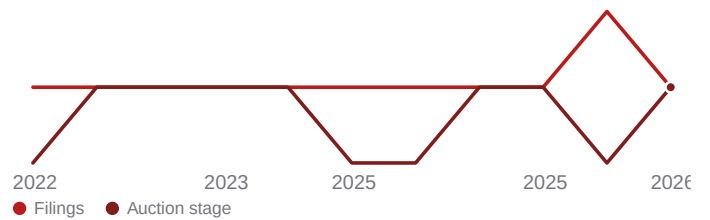
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	958
Median value (AVM)	\$385K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1974
Single family	83%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.5%
Owner occupied	81%
Company owned	11%
Median loan-to-value	34%

Typical ownership tenure

19.7 yrs

COMMUNITY

Population	2,183
Density	112 / mi²
Median household income	\$90K
Average household income	\$99K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	10.3%
Unemployment	1.2%
Average temp	46°F
Annual precip	47 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.