

Gill 01354

ZIP code · MA · Massachusetts > Franklin County

BALANCED MARKET

\$428K

MEDIAN SALE PRICE

+48.8%

1-YR CHANGE

14

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



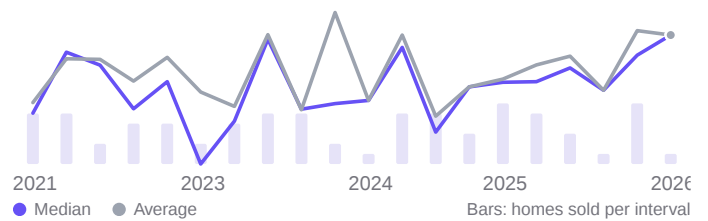
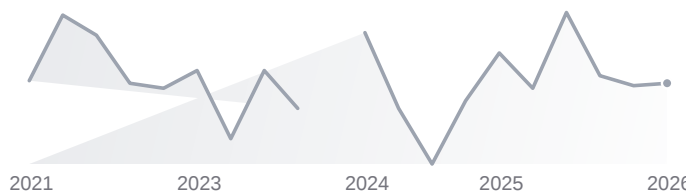
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$455K · Average \$455K

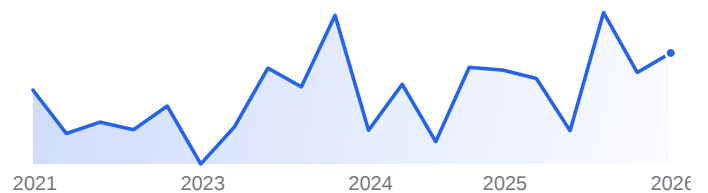
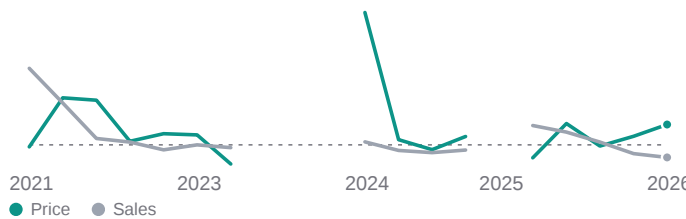


Growth (year over year)

Price +48.8% · Sales -30.0%

Price per square foot

\$251/ft²

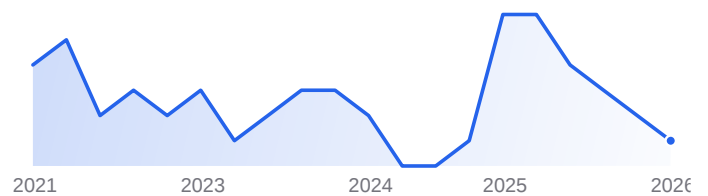


Sale premium vs estimated value

+7.2%

Annual turnover (share of homes sold)

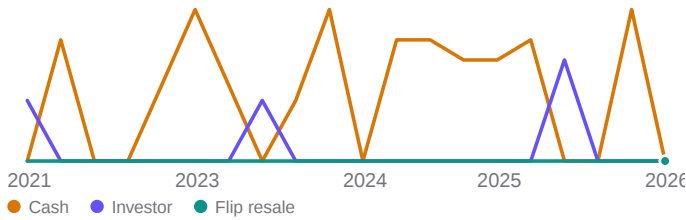
2.5%



BUYERS & OUTCOMES

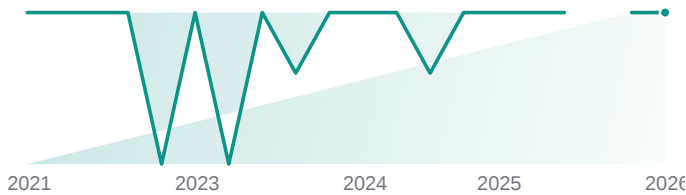
Buyer mix

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



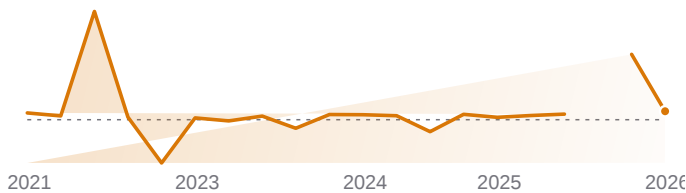
Sellers who sold at a gain

100%

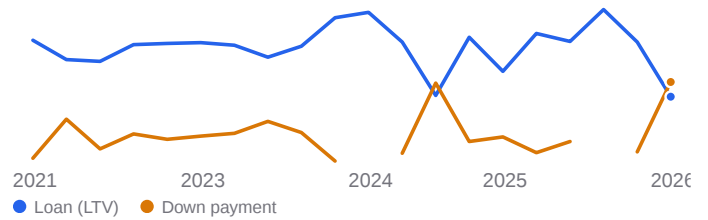


Median annualized return at resale

+10.4%

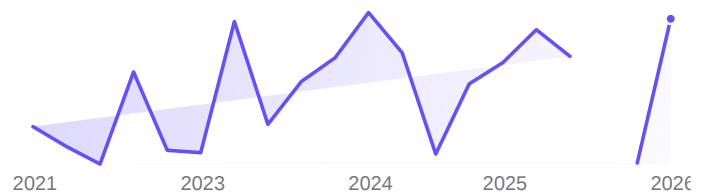


Financing (share of purchase price) Loan (LTV) 45% · Down payment 55%



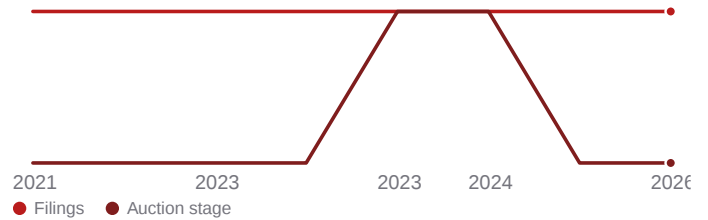
Typical hold before selling

27.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	566
Median value (AVM)	\$359K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1968
Single family	84%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.9%
Owner occupied	85%
Company owned	12%
Median loan-to-value	38%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	1,665
Density	108 / mi²
Median household income	\$84K
Average household income	\$108K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	56
Homes occupied	88%
Bachelor's or higher	32%
Poverty rate	8.7%
Unemployment	1.3%
Average temp	46°F
Annual precip	45 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.