

New Salem 01355

ZIP code · MA · Massachusetts › Franklin County

SELLER'S MARKET

\$285K

MEDIAN SALE PRICE

-24.0%

1-YR CHANGE

11

SALES (12 MO)

\$414K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



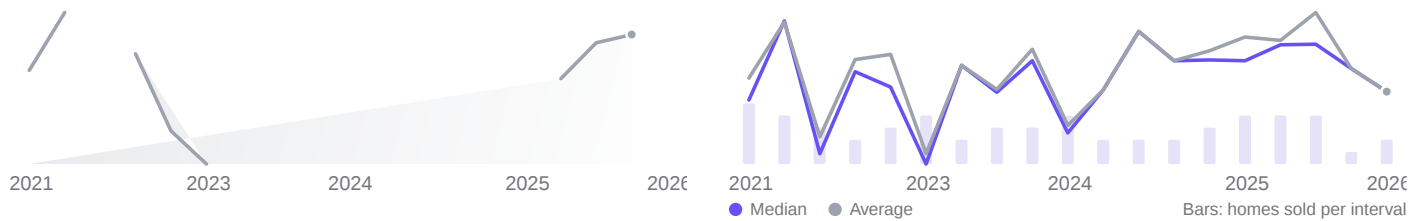
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$285K · Average \$285K

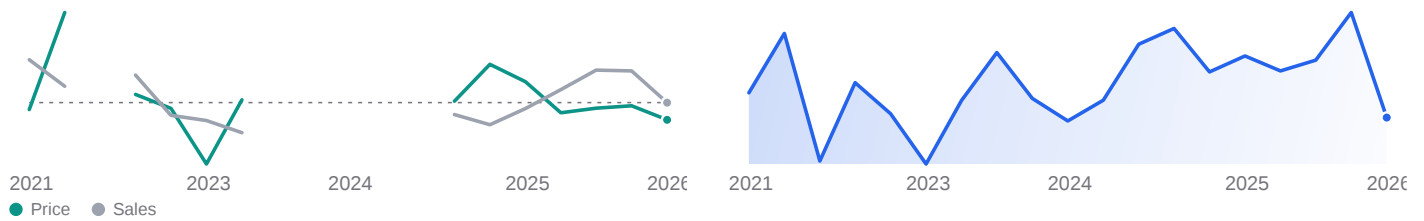


Growth (year over year)

Price -24.0% · Sales +0.0%

Price per square foot

\$129/ft²

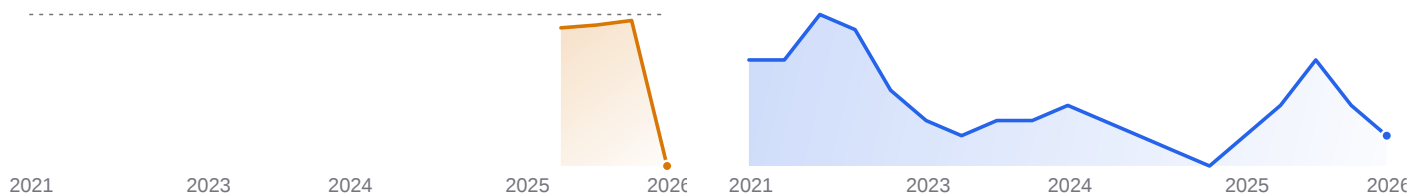


Sale premium vs estimated value

-35.9%

Annual turnover (share of homes sold)

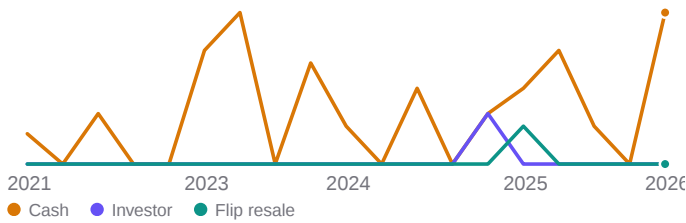
2.6%



BUYERS & OUTCOMES

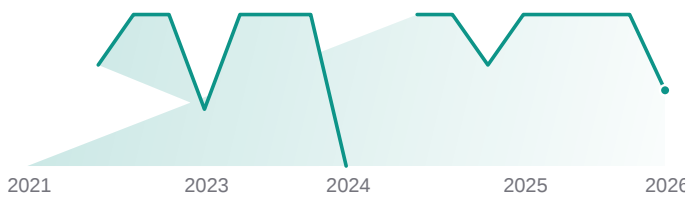
Buyer mix

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



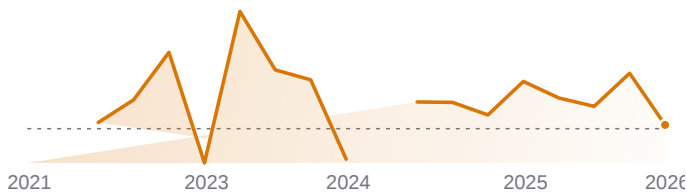
Sellers who sold at a gain

50%



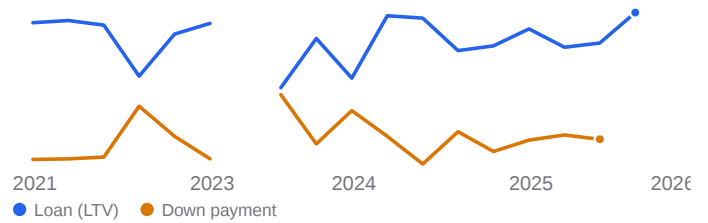
Median annualized return at resale

+0.6%



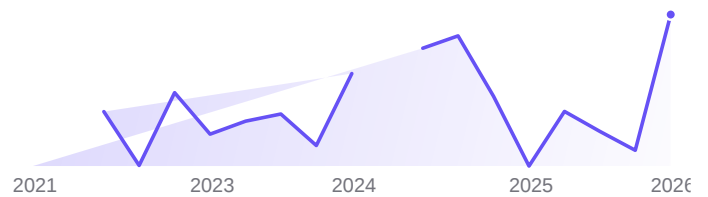
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 18%



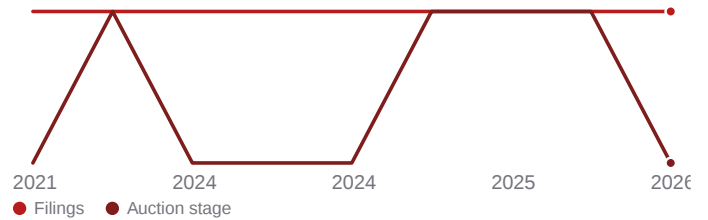
Typical hold before selling

29.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	421
Median value (AVM)	\$414K
Median size	1,719 ft²
Median bedrooms	3
Median year built	1978
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	8.1%
Median loan-to-value	37%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	1,158
Density	19 / mi²
Median household income	\$83K
Average household income	\$96K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	56
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	9.5%
Unemployment	1.3%
Average temp	46°F
Annual precip	53 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.