

Northfield 01360

ZIP code · MA · Massachusetts > Franklin County > Northfield

BUYER'S MARKET

\$319K

MEDIAN SALE PRICE

-24.0%

1-YR CHANGE

32

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



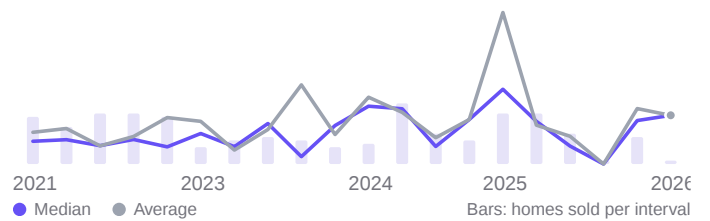
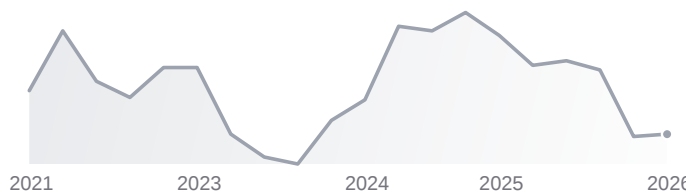
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$358K · Average \$358K

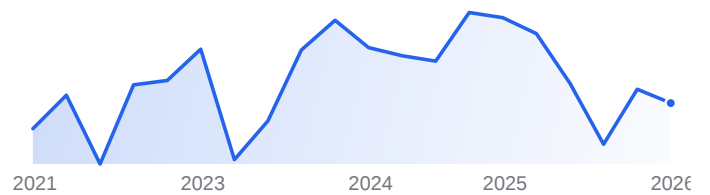
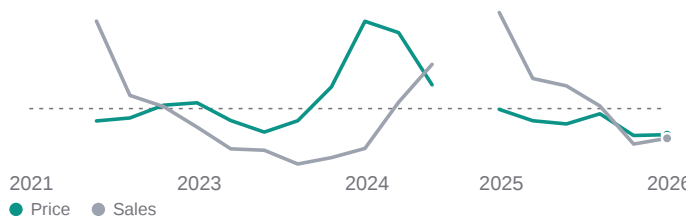


Growth (year over year)

Price -24.0% · Sales -27.3%

Price per square foot

\$155/ft²

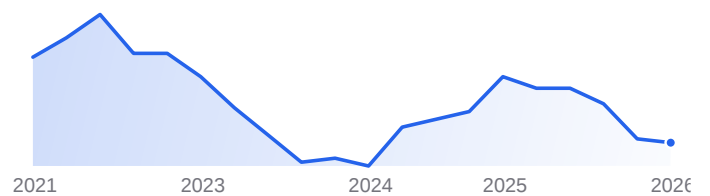


Sale premium vs estimated value

-4.9%

Annual turnover (share of homes sold)

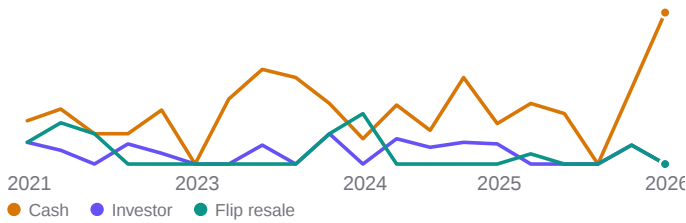
2.6%



BUYERS & OUTCOMES

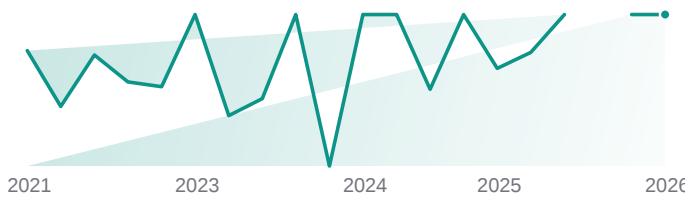
Buyer mix

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



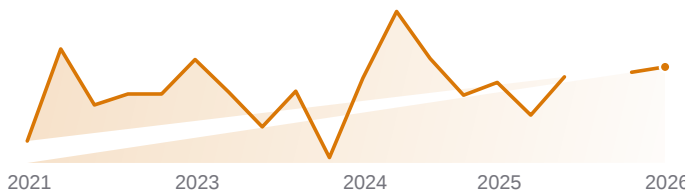
Sellers who sold at a gain

100%

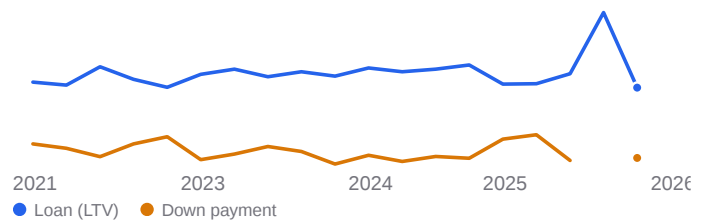


Median annualized return at resale

+7.1%

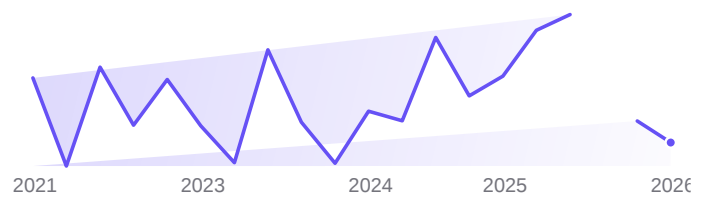


Financing (share of purchase price) Loan (LTV) 71% · Down payment 10%



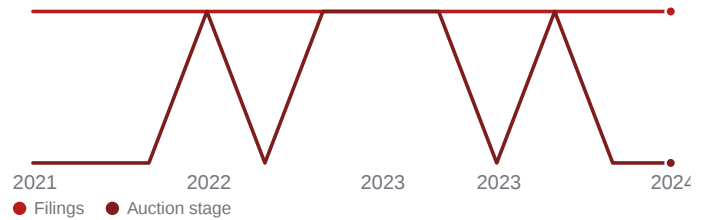
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,226
Median value (AVM)	\$339K
Median size	1,746 ft²
Median bedrooms	3
Median year built	1956
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	11%
Median loan-to-value	41%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	2,896
Density	83 / mi²
Median household income	\$96K
Average household income	\$112K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	58
Homes occupied	88%
Bachelor's or higher	26%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	45°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.