

Shelburne Falls 01370

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

BALANCED MARKET

\$385K

MEDIAN SALE PRICE

+42.5%

1-YR CHANGE

42

SALES (12 MO)

\$414K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



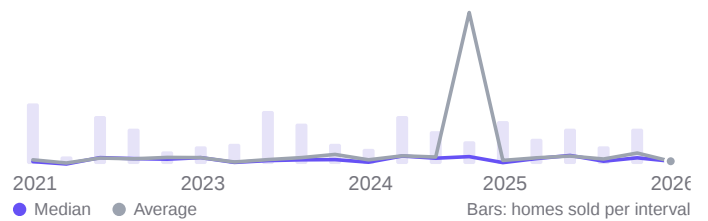
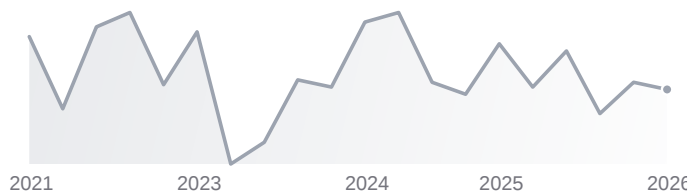
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$300K · Average \$300K

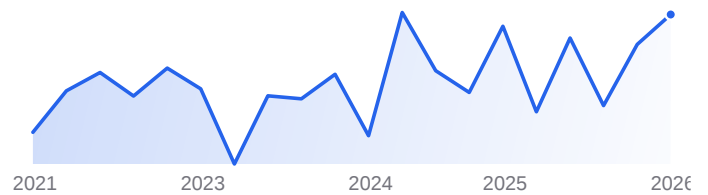
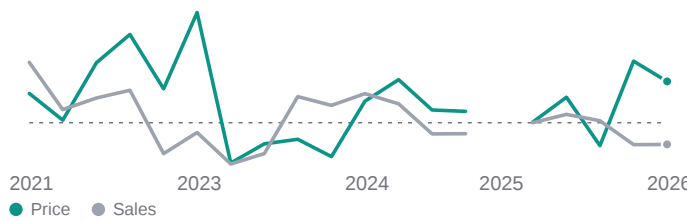


Growth (year over year)

Price +42.5% · Sales -22.2%

Price per square foot

\$249/ft²

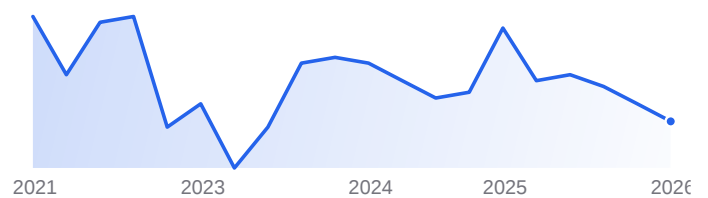


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

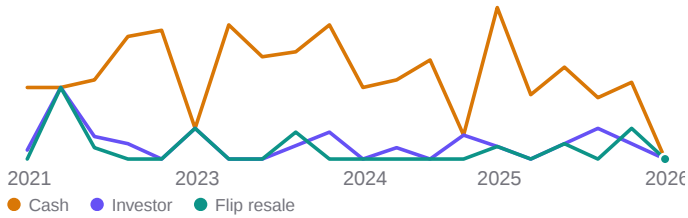
2.8%



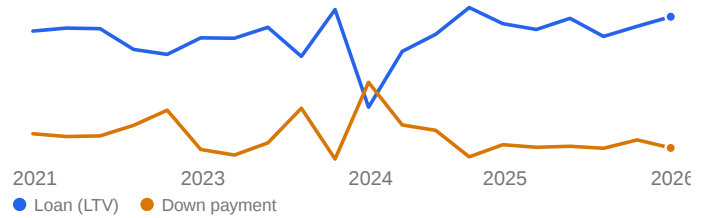
BUYERS & OUTCOMES

Buyer mix

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

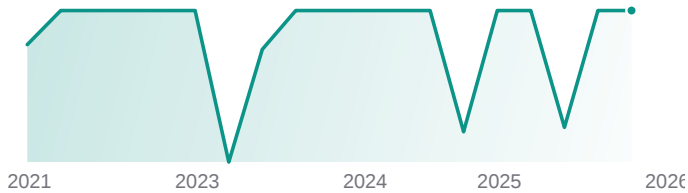


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



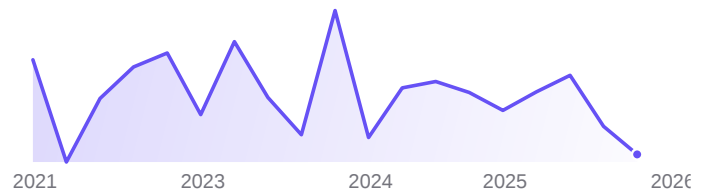
Sellers who sold at a gain

100%



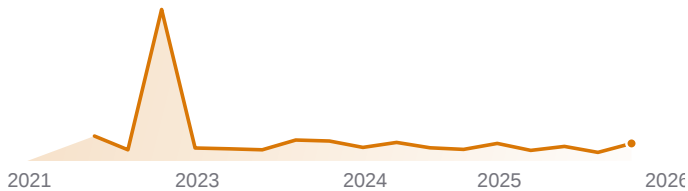
Typical hold before selling

1.6 yrs



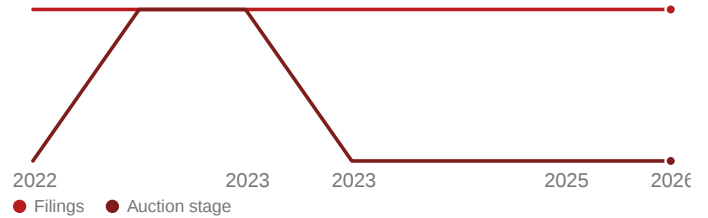
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,495
Median value (AVM)	\$414K
Median size	1,808 ft²
Median bedrooms	3
Median year built	1950
Single family	79%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.6%
Owner occupied	84%
Company owned	16%
Median loan-to-value	31%

Typical ownership tenure

17.4 yrs

COMMUNITY

Population	4,073
Density	73 / mi²
Median household income	\$74K
Average household income	\$90K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	55
Homes occupied	91%
Bachelor's or higher	27%
Poverty rate	14.8%
Unemployment	1.1%
Average temp	45°F
Annual precip	49 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.