

South Deerfield 01373

ZIP code · MA · Massachusetts > Franklin County > South Deerfield

BALANCED MARKET

\$422K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

54

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



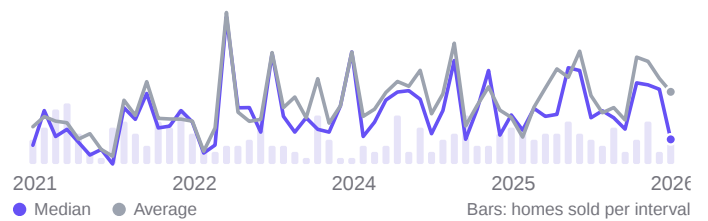
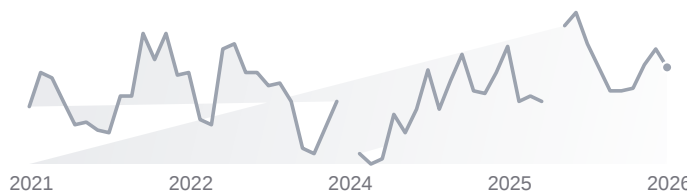
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$300K · Average \$466K

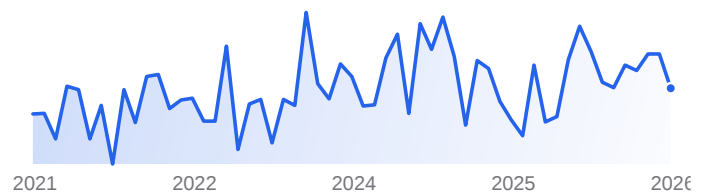
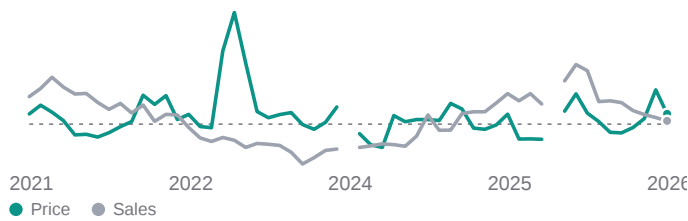


Growth (year over year)

Price +12.4% · Sales +3.8%

Price per square foot

\$234/ft²

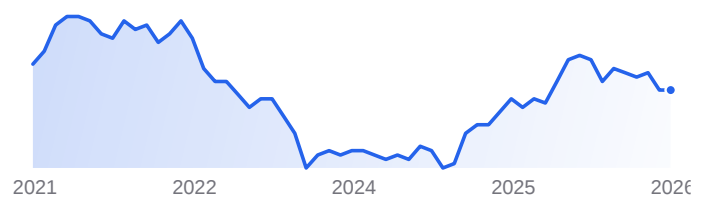
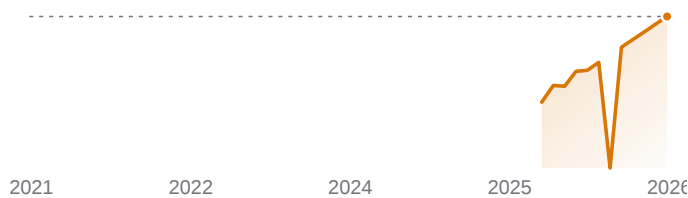


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

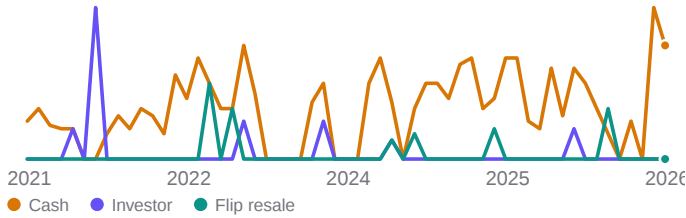
3.0%



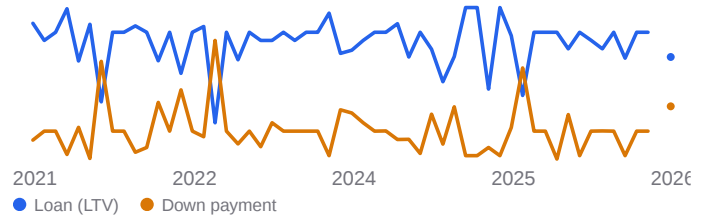
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

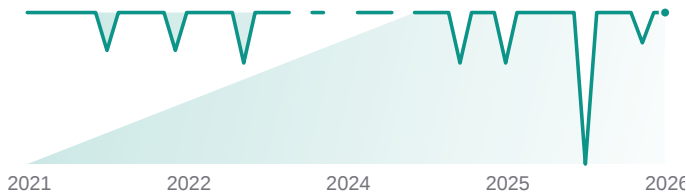


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



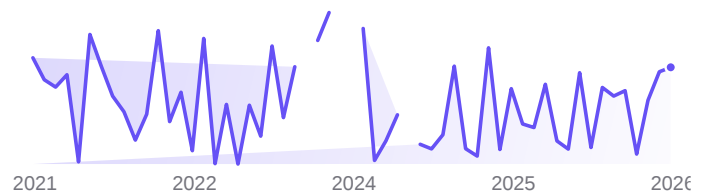
Sellers who sold at a gain

100%



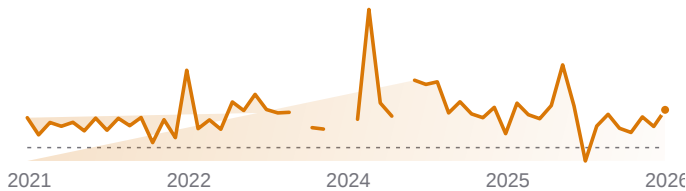
Typical hold before selling

23.0 yrs



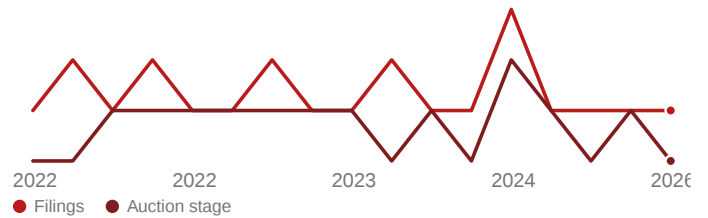
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,800
Median value (AVM)	\$454K
Median size	1,684 ft²
Median bedrooms	3
Median year built	1974
Single family	78%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	88%
Company owned	12%
Median loan-to-value	38%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	4,483
Density	162 / mi²
Median household income	\$96K
Average household income	\$138K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	52
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	7.9%
Unemployment	1.2%
Average temp	47°F
Annual precip	46 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.