

Sunderland 01375

ZIP code · MA · Massachusetts > Franklin County

BALANCED MARKET

\$470K

MEDIAN SALE PRICE

-18.6%

1-YR CHANGE

26

SALES (12 MO)

\$476K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



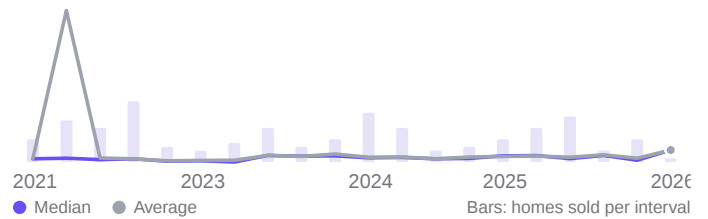
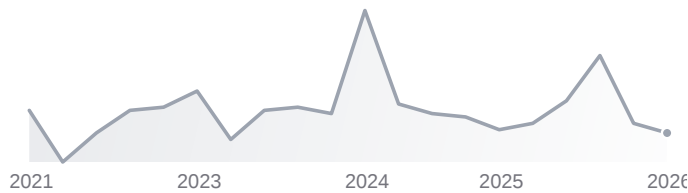
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$913K · Average \$913K

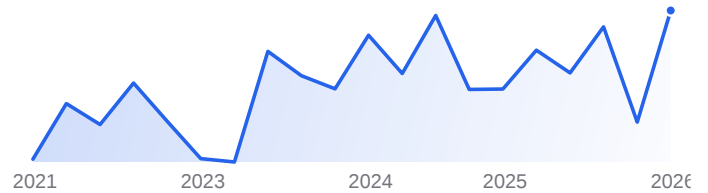
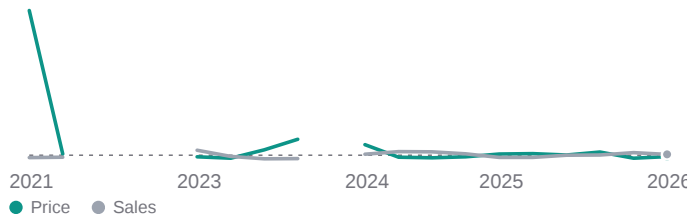


Growth (year over year)

Price -18.6% · Sales +13.0%

Price per square foot

\$304/ft²

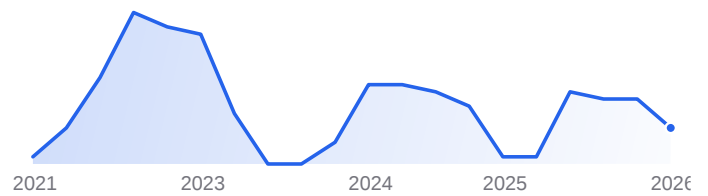


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

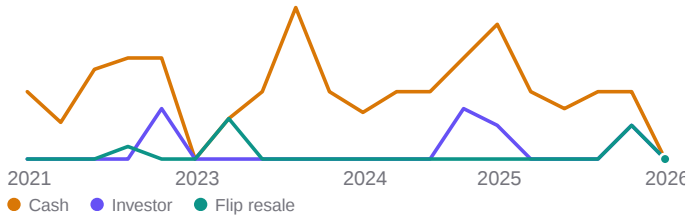
2.7%



BUYERS & OUTCOMES

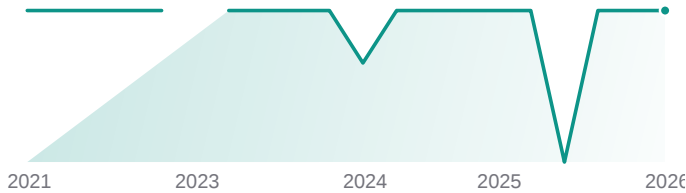
Buyer mix

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



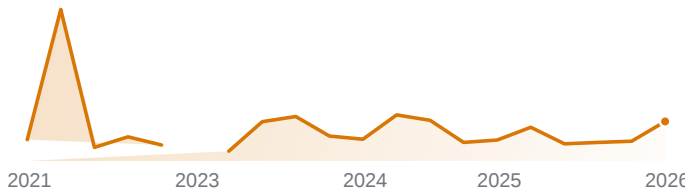
Sellers who sold at a gain

100%

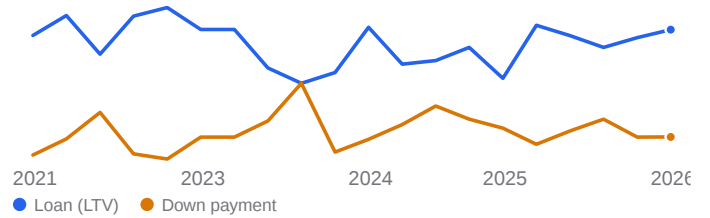


Median annualized return at resale

+7.6%

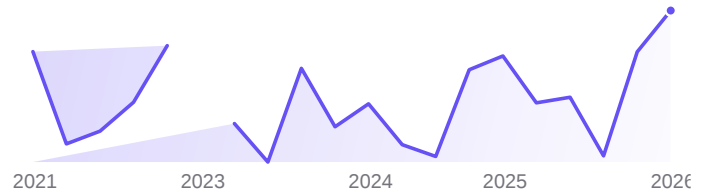


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



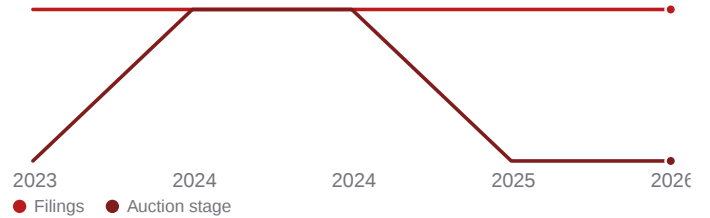
Typical hold before selling

28.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	953
Median value (AVM)	\$476K
Median size	1,904 ft²
Median bedrooms	3
Median year built	1982
Single family	82%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	14%
Median loan-to-value	36%

Typical ownership tenure

17.6 yrs

COMMUNITY

Population	3,758
Density	240 / mi²
Median household income	\$70K
Average household income	\$82K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	57
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	19.2%
Unemployment	1.3%
Average temp	47°F
Annual precip	46 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.