

Byfield 01922

ZIP code · MA · Massachusetts › Essex County

STRONG SELLER'S MARKET

\$878K

MEDIAN SALE PRICE

+26.7%

1-YR CHANGE

44

SALES (12 MO)

\$874K

MEDIAN VALUE (AVM)

Market temperature

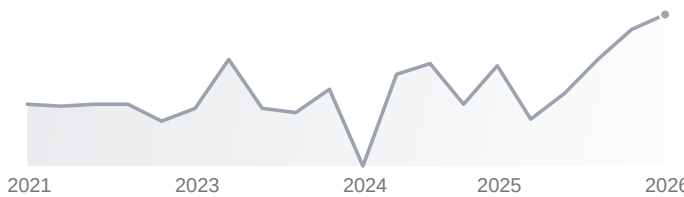
Strong seller's market · 86 / 100



MARKET TRENDS (5 YEARS)

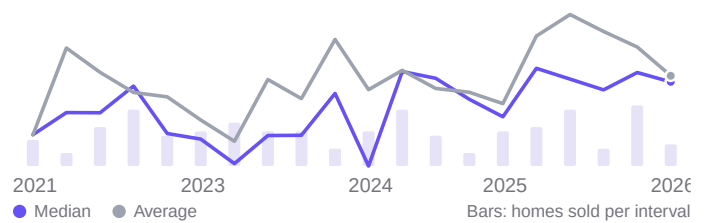
Market temperature (0–100)

86 / 100



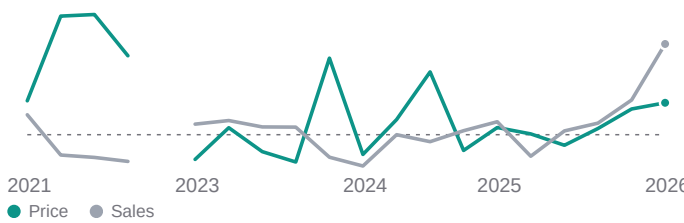
Sale prices

Median \$870K · Average \$890K



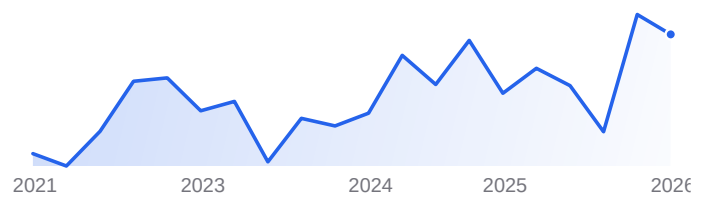
Growth (year over year)

Price +26.7% · Sales +76.0%



Price per square foot

\$385/ft²



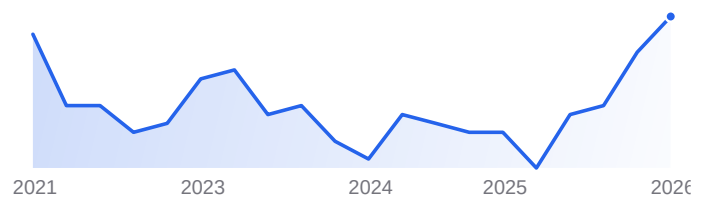
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

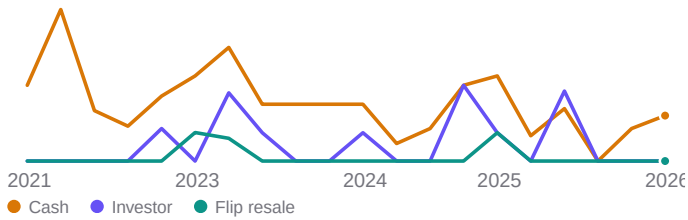
4.2%



BUYERS & OUTCOMES

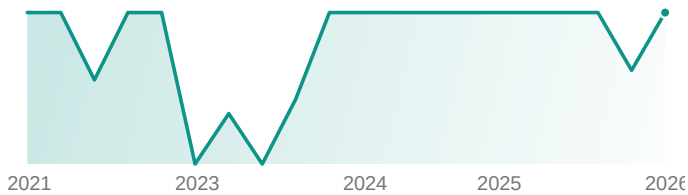
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



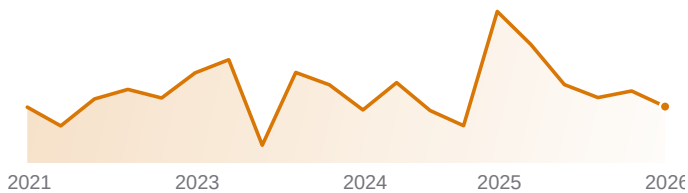
Sellers who sold at a gain

100%

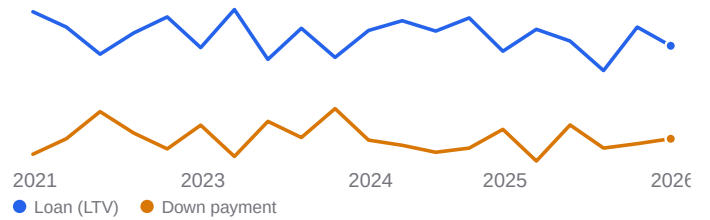


Median annualized return at resale

+4.0%

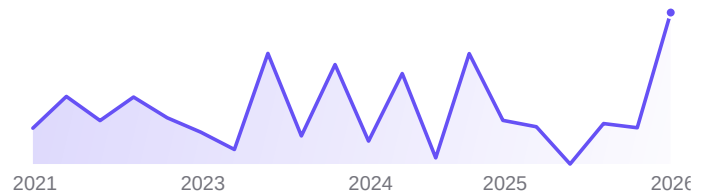


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



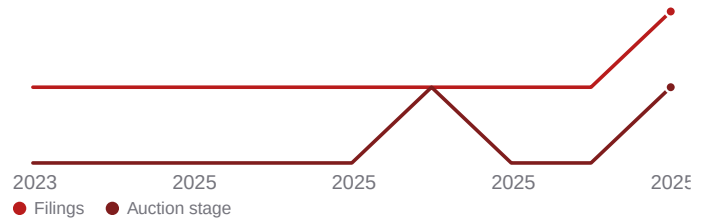
Typical hold before selling

25.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,051
Median value (AVM)	\$874K
Median size	2,304 ft²
Median bedrooms	3
Median year built	1981
Single family	87%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	23%
Median loan-to-value	41%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	2,439
Density	319 / mi²
Median household income	\$164K
Average household income	\$189K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	91
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	4.9%
Unemployment	1.4%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

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.