

South Hamilton 01982

ZIP code · MA · Massachusetts > Essex County

BALANCED MARKET

\$977K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

84

SALES (12 MO)

\$909K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



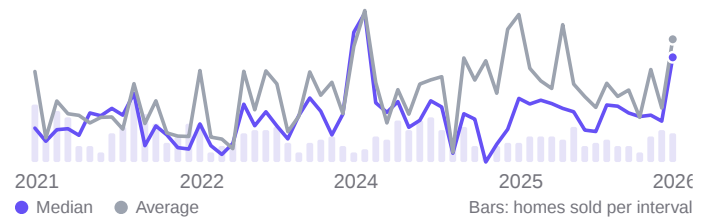
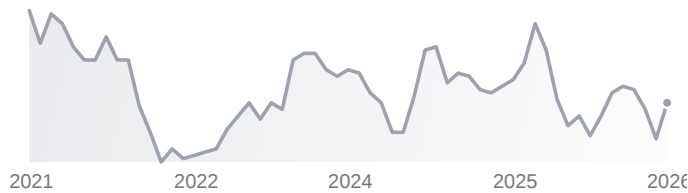
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$1.3M · Average \$1.4M

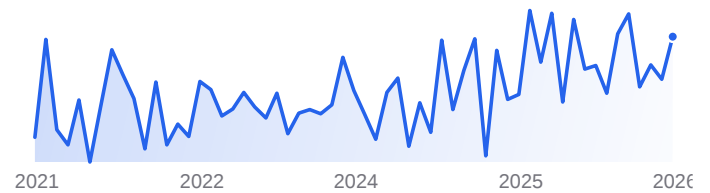
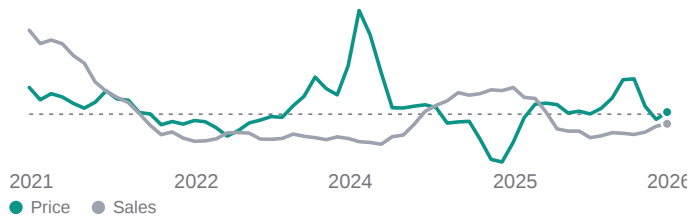


Growth (year over year)

Price +2.3% · Sales -10.6%

Price per square foot

\$498/ft²

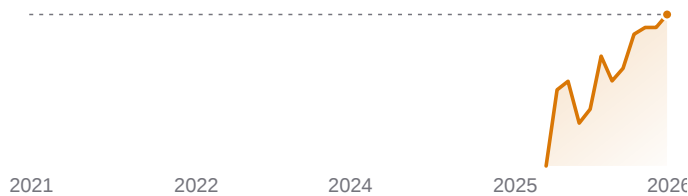


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

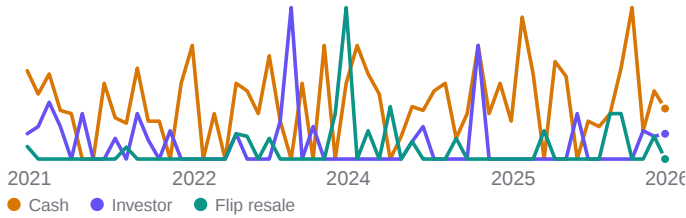
3.2%



BUYERS & OUTCOMES

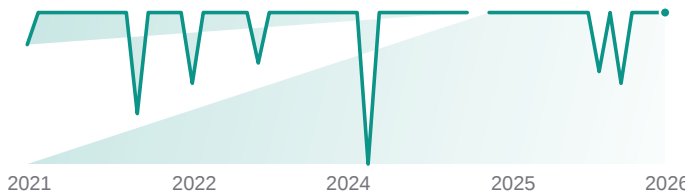
Buyer mix

Cash 22% · Investor 11% · Flip resale 0%



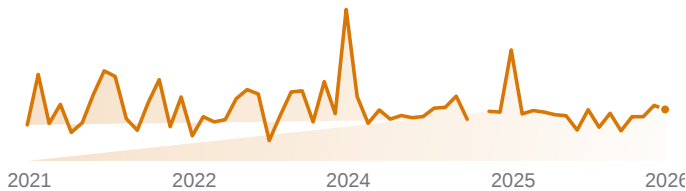
Sellers who sold at a gain

100%

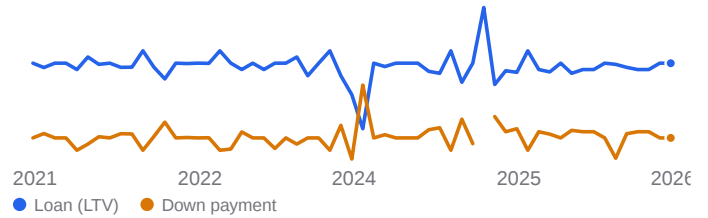


Median annualized return at resale

+5.4%

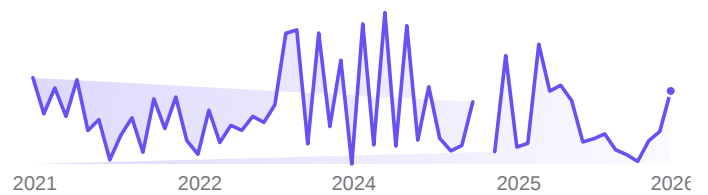


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



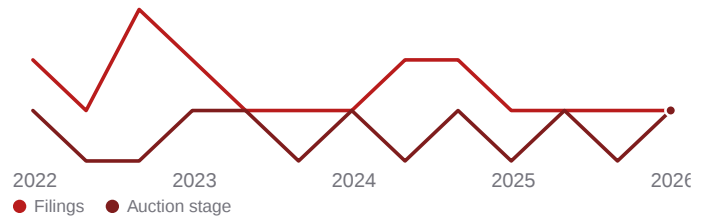
Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,600
Median value (AVM)	\$909K
Median size	1,986 ft²
Median bedrooms	3
Median year built	1956
Single family	94%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	84%
Company owned	21%
Median loan-to-value	45%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	7,595
Density	540 / mi²
Median household income	\$127K
Average household income	\$166K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	92
Homes occupied	92%
Bachelor's or higher	38%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

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.