

Hampden County, MA

County · MA · Massachusetts

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

4,953

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



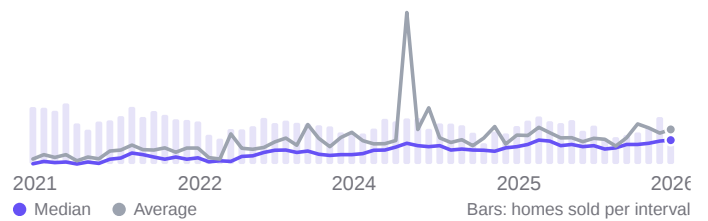
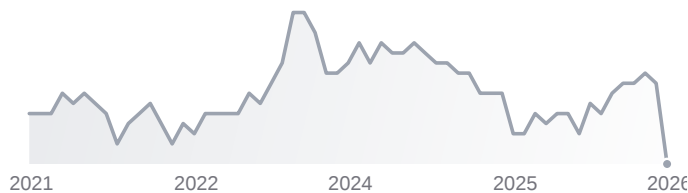
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$354K · Average \$401K

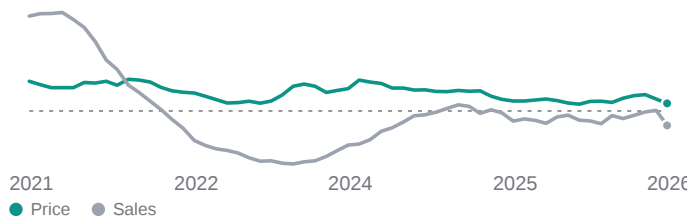


Growth (year over year)

Price +2.9% · Sales -5.6%

Price per square foot

\$237/ft²

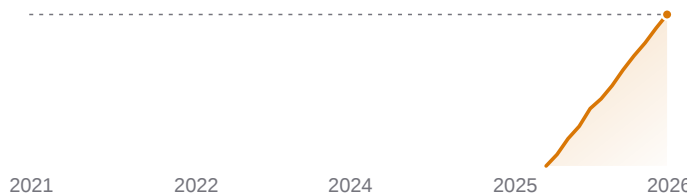


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

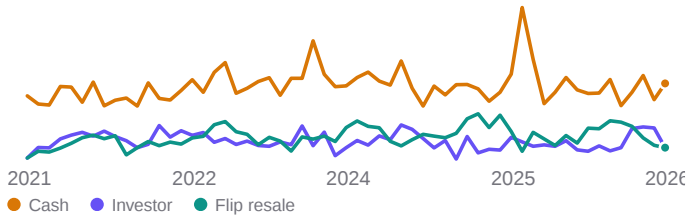
3.7%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 6.1% · Flip resale 6.1%



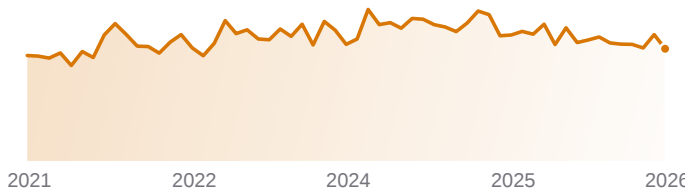
Sellers who sold at a gain

96%

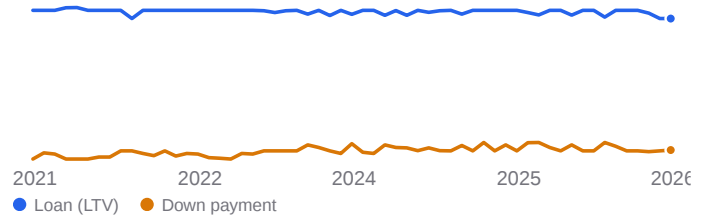


Median annualized return at resale

+4.8%

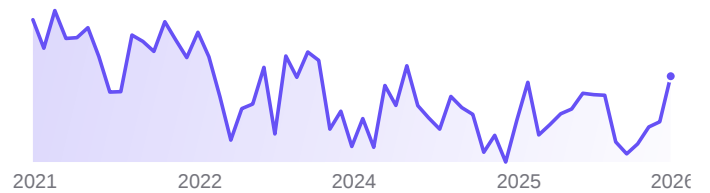


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



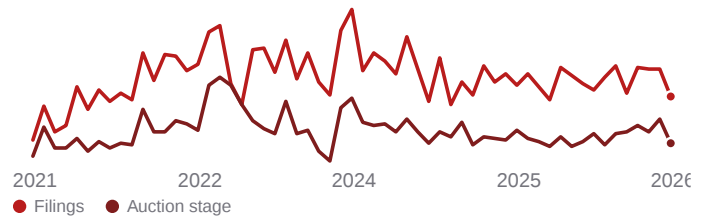
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 47 · Auction stage 18



HOUSING STOCK

Homes	133,678
Median value (AVM)	\$339K
Median size	1,543 ft²
Median bedrooms	3
Median year built	1956
Single family	80%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	7.4%
Median loan-to-value	48%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	465,226
Density	754 / mi²
Median household income	\$66K
Average household income	\$91K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	14.7%
Unemployment	1.4%
Average temp	49°F
Annual precip	47 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.