

Belchertown 01007

ZIP code · MA · Massachusetts > Hampshire County > Belchertown

BUYER'S MARKET

\$375K

MEDIAN SALE PRICE

-15.7%

1-YR CHANGE

150

SALES (12 MO)

\$465K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



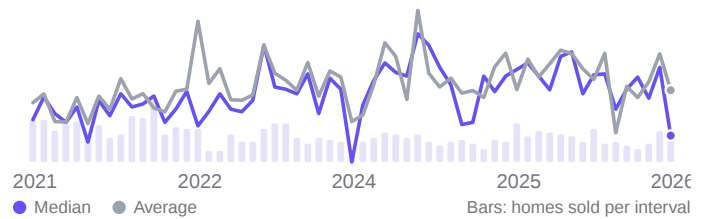
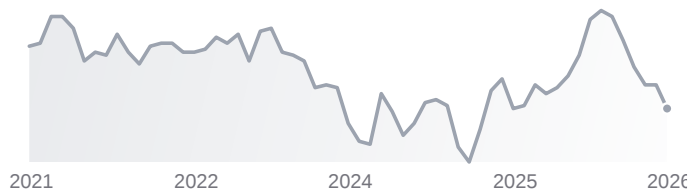
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$295K · Average \$398K

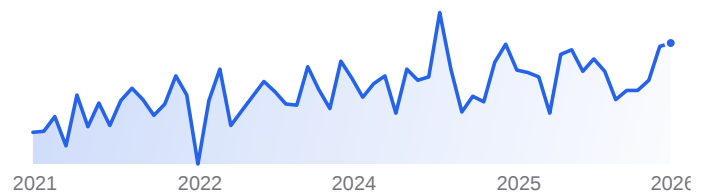
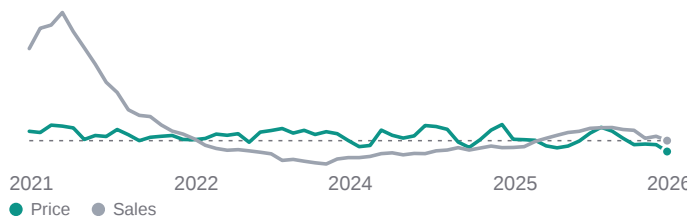


Growth (year over year)

Price -15.7% · Sales +0.0%

Price per square foot

\$260/ft²

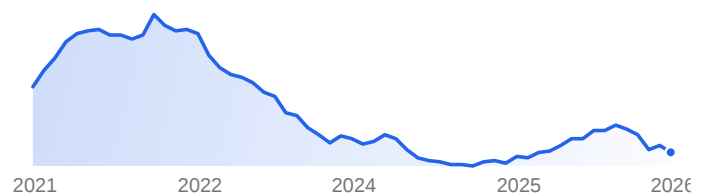
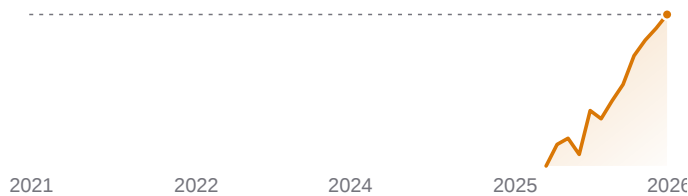


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

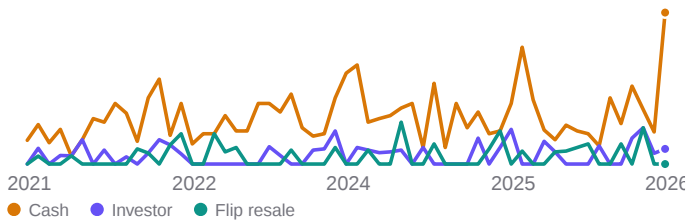
2.8%



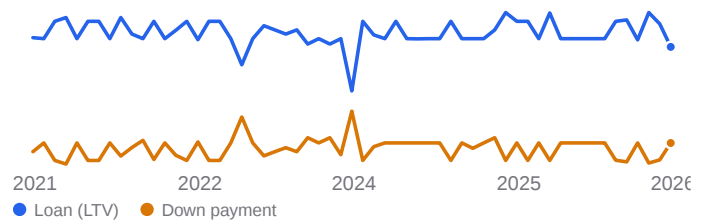
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 8.3% · Flip resale 0%

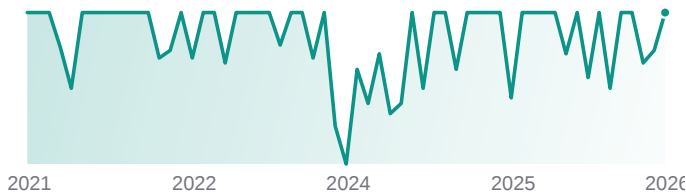


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



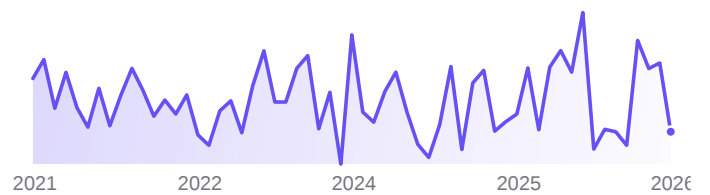
Sellers who sold at a gain

100%



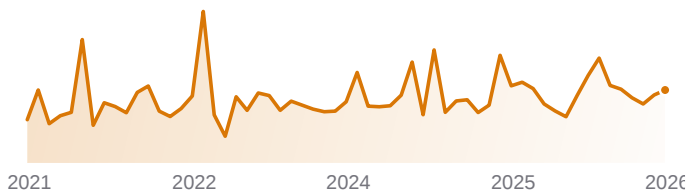
Typical hold before selling

6.8 yrs



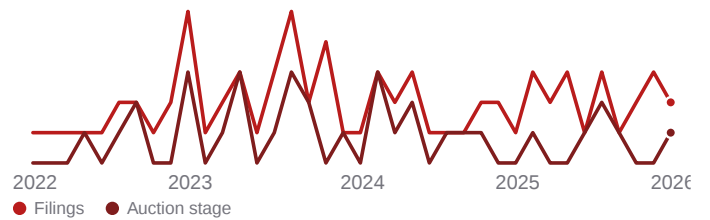
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,291
Median value (AVM)	\$465K
Median size	1,934 ft²
Median bedrooms	3
Median year built	1988
Single family	90%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	86%
Company owned	6.5%
Median loan-to-value	47%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	15,225
Density	271 / mi²
Median household income	\$98K
Average household income	\$115K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	8.2%
Unemployment	1.2%
Average temp	47°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.