

Blandford 01008

ZIP code · MA · Massachusetts › Hampden County › Blandford

BUYER'S MARKET

\$363K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



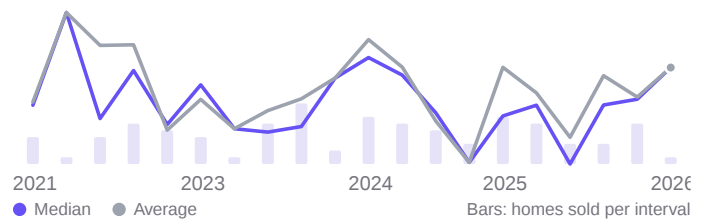
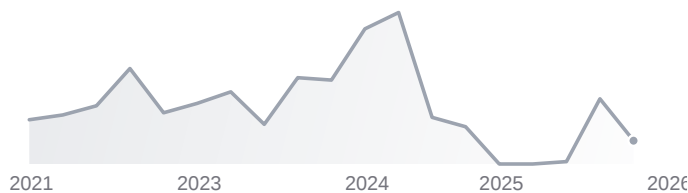
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$390K · Average \$390K

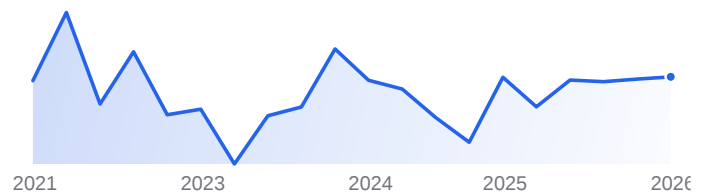
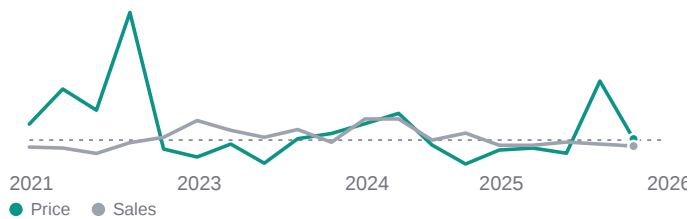


Growth (year over year)

Price +2.4% · Sales -14.3%

Price per square foot

\$203/ft²

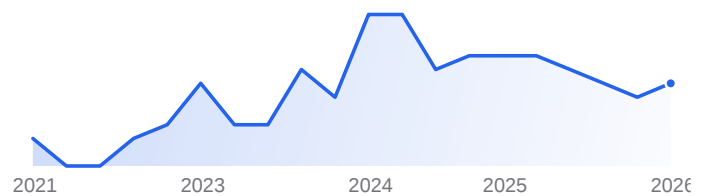
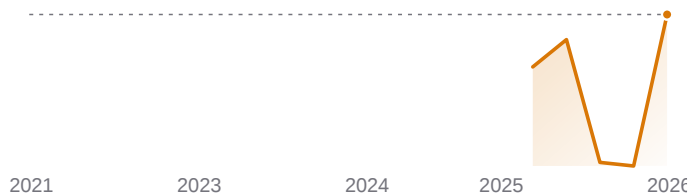


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

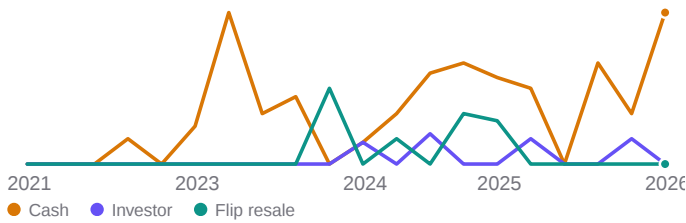
3.1%



BUYERS & OUTCOMES

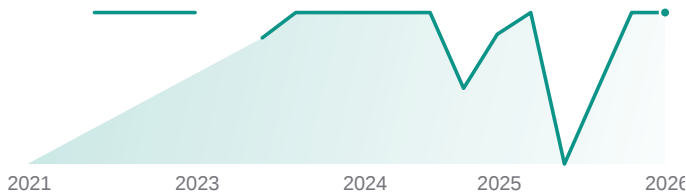
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



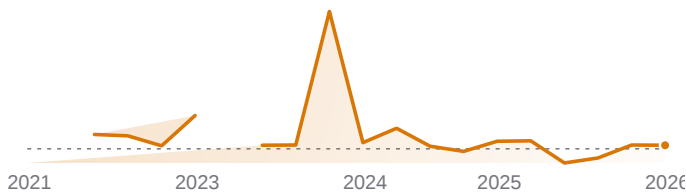
Sellers who sold at a gain

100%



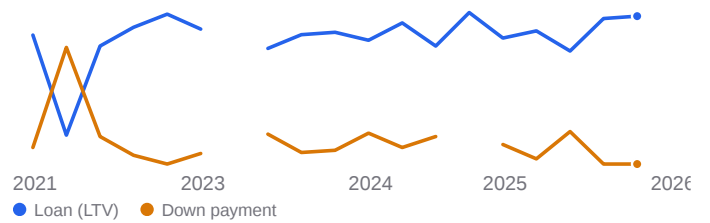
Median annualized return at resale

+3.4%



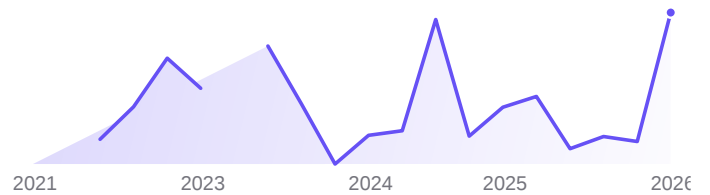
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



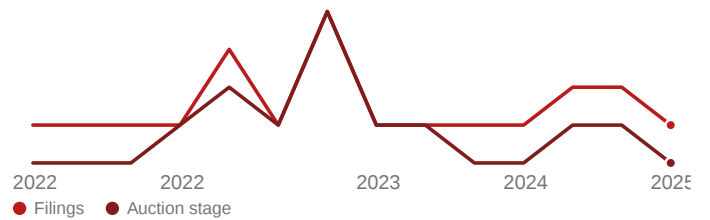
Typical hold before selling

23.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	606
Median value (AVM)	\$365K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1970
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.2%
Owner occupied	54%
Company owned	7.3%
Median loan-to-value	41%
Typical ownership tenure	20.5 yrs

COMMUNITY

Population	1,482
Density	23 / mi²
Median household income	\$98K
Average household income	\$107K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	58
Homes occupied	60%
Bachelor's or higher	22%
Poverty rate	4.9%
Unemployment	1.5%
Average temp	44°F
Annual precip	54 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.