

Chicopee 01013

ZIP code · MA · Massachusetts > Hampden County > Chicopee

BALANCED MARKET

\$333K

MEDIAN SALE PRICE

+9.1%

1-YR CHANGE

185

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

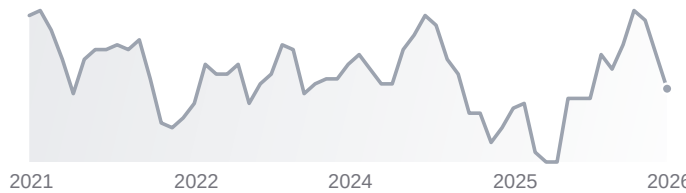
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

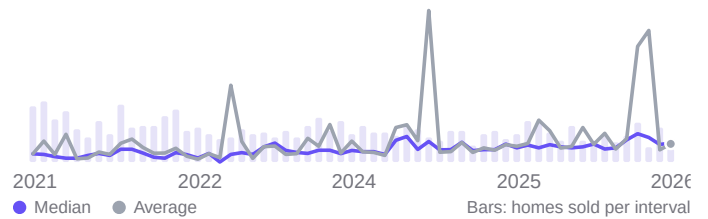
Market temperature (0–100)

54 / 100



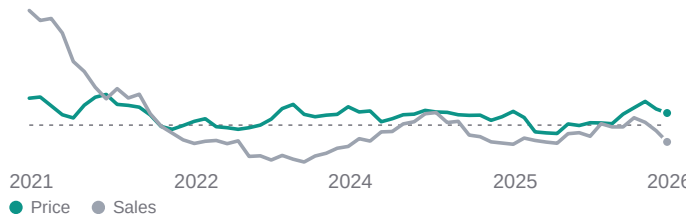
Sale prices

Median \$325K · Average \$321K



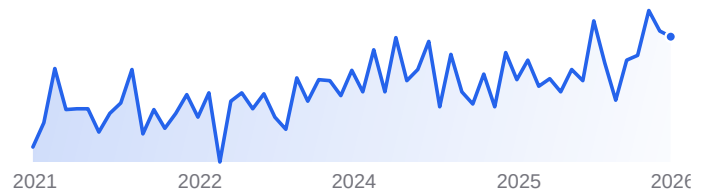
Growth (year over year)

Price +9.1% · Sales -12.7%



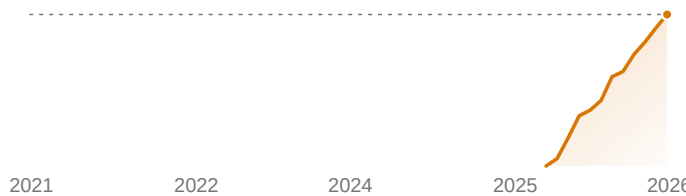
Price per square foot

\$248/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

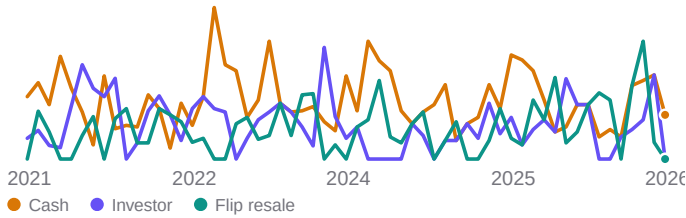
3.3%



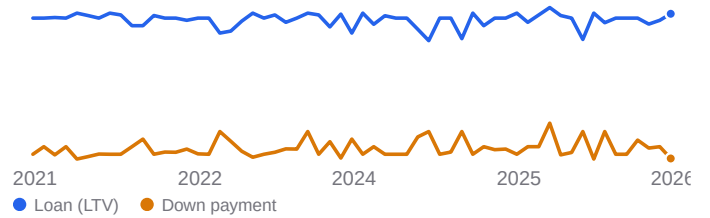
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 0%

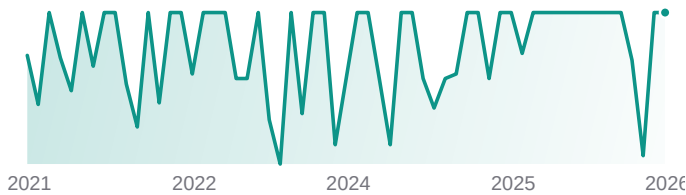


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.2%



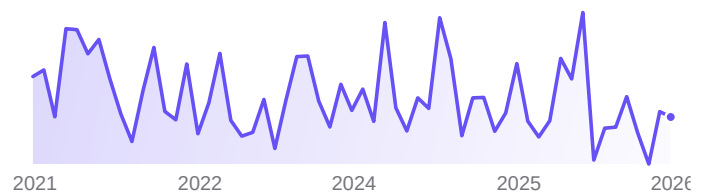
Sellers who sold at a gain

100%



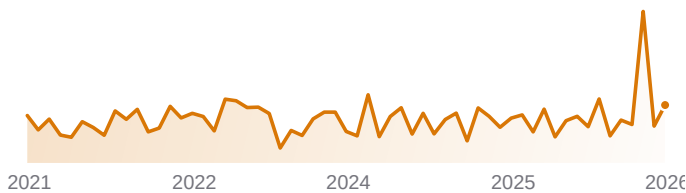
Typical hold before selling

6.4 yrs



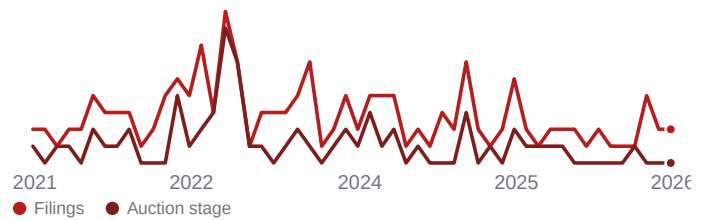
Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,691
Median value (AVM)	\$299K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1951
Single family	70%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	8.9%
Median loan-to-value	49%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	23,119
Density	3,814 / mi²
Median household income	\$59K
Average household income	\$81K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	16.7%
Unemployment	1.5%
Average temp	49°F
Annual precip	46 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.