

Chicopee 01020

ZIP code · MA · Massachusetts > Hampden County > Chicopee

BALANCED MARKET

\$331K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

316

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



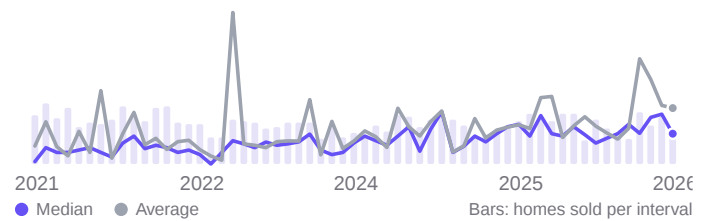
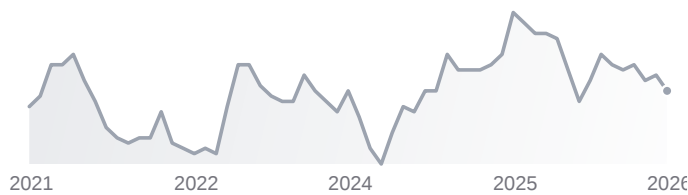
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$305K · Average \$360K

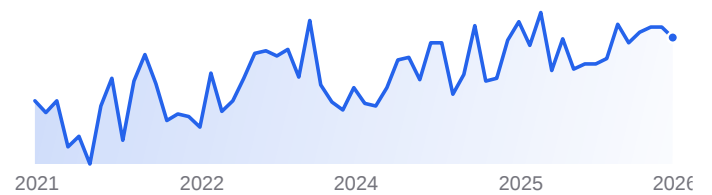
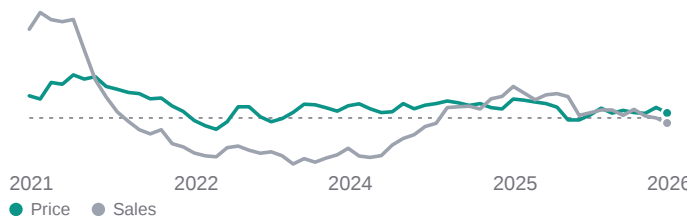


Growth (year over year)

Price +2.4% · Sales -2.5%

Price per square foot

\$250/ft²

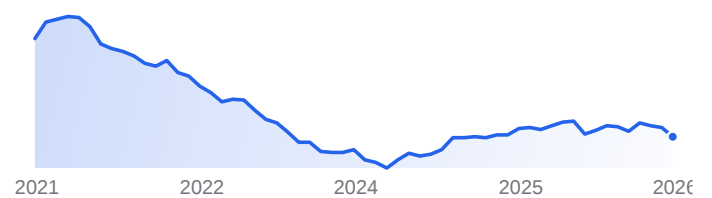
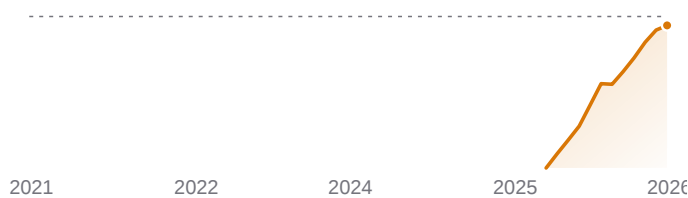


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

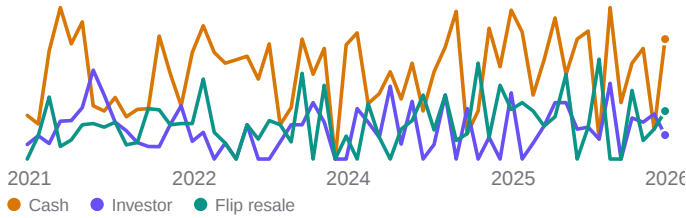
3.5%



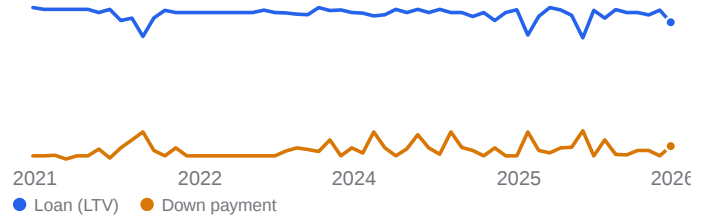
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 5.0% · Flip resale 10%

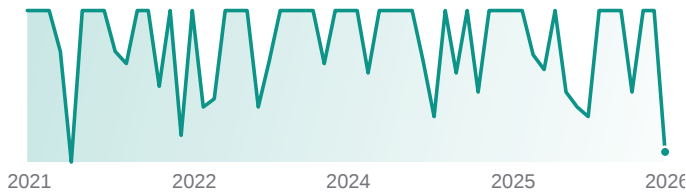


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



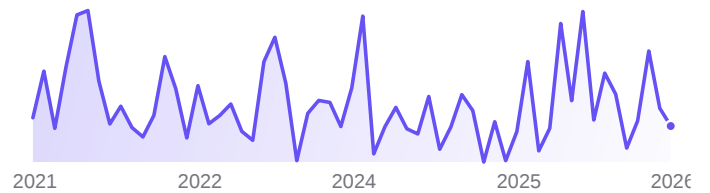
Sellers who sold at a gain

87%



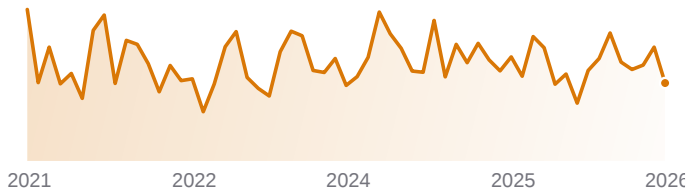
Typical hold before selling

7.0 yrs



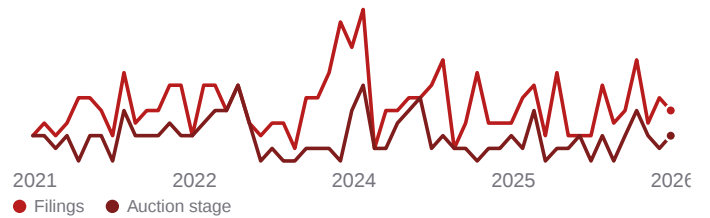
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	8,937
Median value (AVM)	\$313K
Median size	1,273 ft²
Median bedrooms	3
Median year built	1955
Single family	81%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.0%
Owner occupied	88%
Company owned	6.9%
Median loan-to-value	49%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	29,769
Density	2,288 / mi²
Median household income	\$67K
Average household income	\$85K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	59
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	12.9%
Unemployment	1.4%
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.