

# Chicopee 01022

ZIP code · MA · Massachusetts › Hampden County › Chicopee

STRONG SELLER'S MARKET

\$248K

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

61

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 88 / 100

Buyer's market

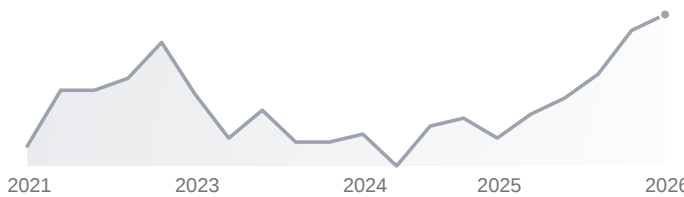
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

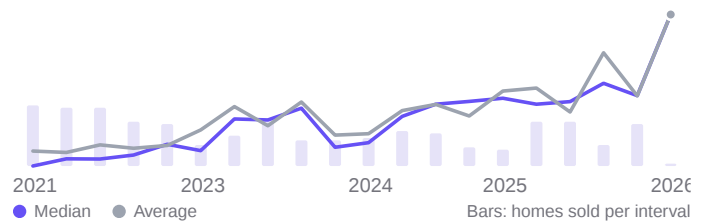
Market temperature (0–100)

88 / 100



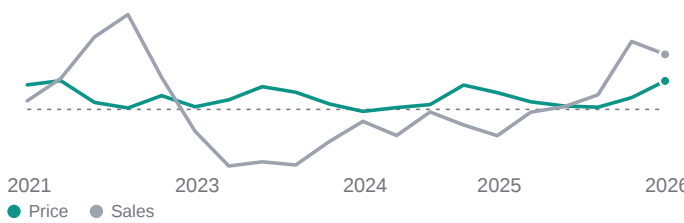
Sale prices

Median \$290K · Average \$290K



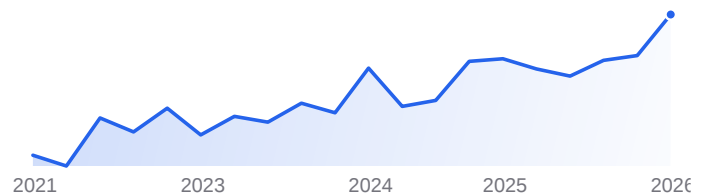
Growth (year over year)

Price +20.0% · Sales +38.6%



Price per square foot

\$276/ft²



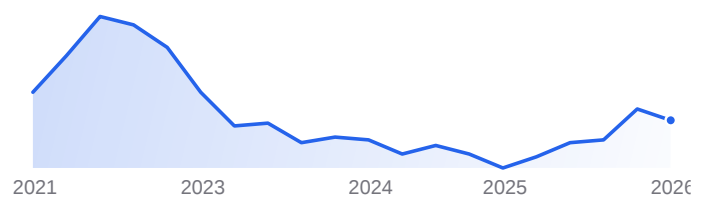
Sale premium vs estimated value

-3.5%



Annual turnover (share of homes sold)

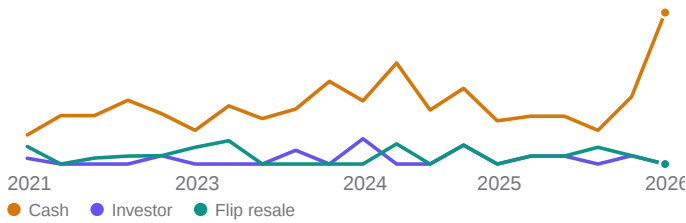
6.0%



## BUYERS & OUTCOMES

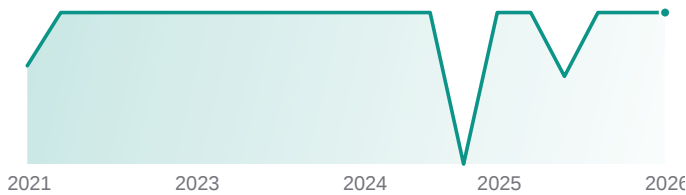
### Buyer mix

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



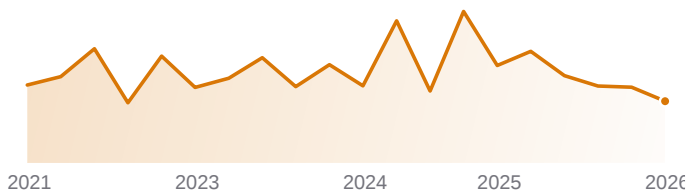
### Sellers who sold at a gain

100%

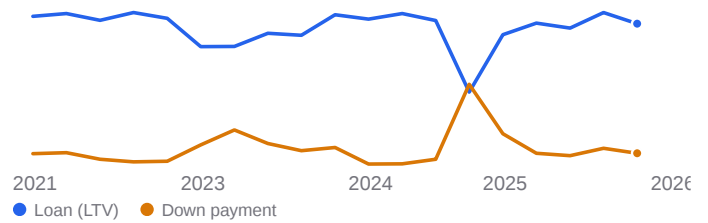


### Median annualized return at resale

+3.8%

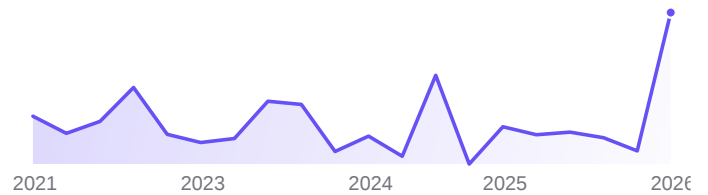


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.4%



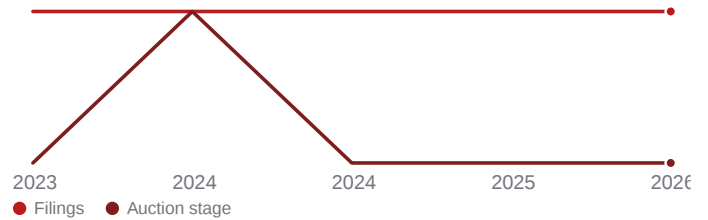
### Typical hold before selling

29.6 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |         |
|--------------------|---------|
| Homes              | 1,013   |
| Median value (AVM) | \$250K  |
| Median size        | 992 ft² |
| Median bedrooms    | 2       |
| Median year built  | 1958    |
| Single family      | 0.6%    |
| Condos             | 99%     |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 69%  |
| Underwater (LTV 125% or more) | 0.3% |
| Owner occupied                | 89%  |
| Company owned                 | 6.1% |
| Median loan-to-value          | 37%  |

Typical ownership tenure

**11.0 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>2,992</b>                |
| Density                          | <b>617 / mi<sup>2</sup></b> |
| Median household income          | <b>\$55K</b>                |
| Average household income         | <b>\$71K</b>                |
| Crime index (US avg 100)         | <b>81</b>                   |
| Air pollution index (US avg 100) | <b>93</b>                   |
| Earthquake index (US avg 100)    | <b>55</b>                   |
| Homes occupied                   | <b>97%</b>                  |
| Bachelor's or higher             | <b>19%</b>                  |
| Poverty rate                     | <b>17.7%</b>                |
| Unemployment                     | <b>1.4%</b>                 |
| Average temp                     | <b>49°F</b>                 |
| Annual precip                    | <b>46 in</b>                |
| Sunshine                         | <b>50%</b>                  |

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.