

Feeding Hills 01030

ZIP code · MA · Massachusetts > Hampden County

BUYER'S MARKET

\$388K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

103

SALES (12 MO)

\$382K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



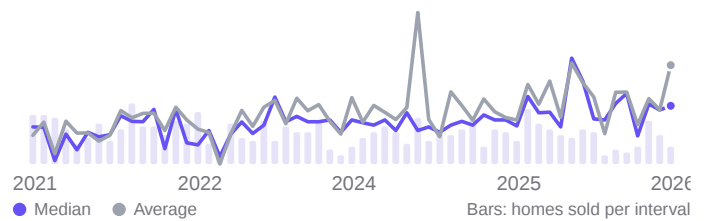
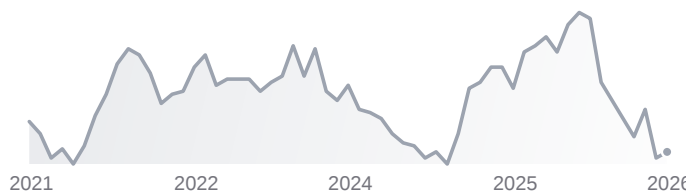
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$390K · Average \$505K

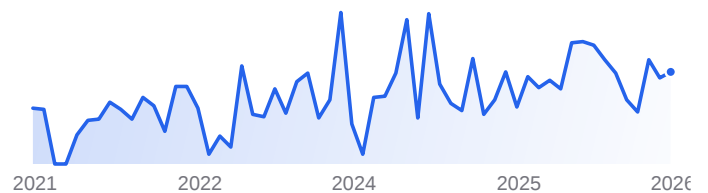
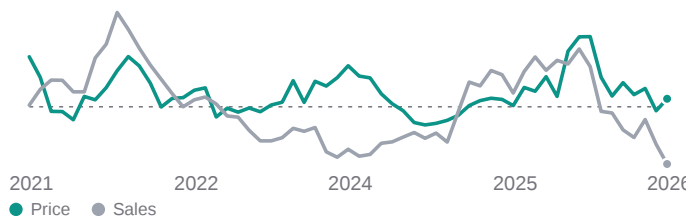


Growth (year over year)

Price +3.9% · Sales -28.0%

Price per square foot

\$257/ft²



Sale premium vs estimated value

+2.9%

Annual turnover (share of homes sold)

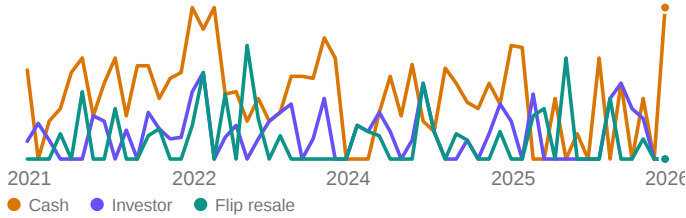
2.6%



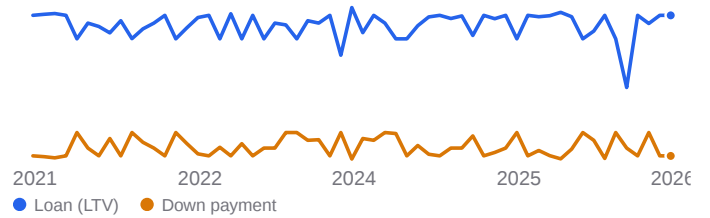
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



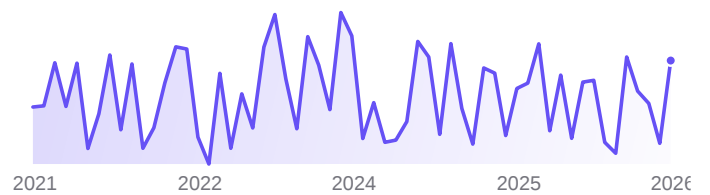
Sellers who sold at a gain

100%



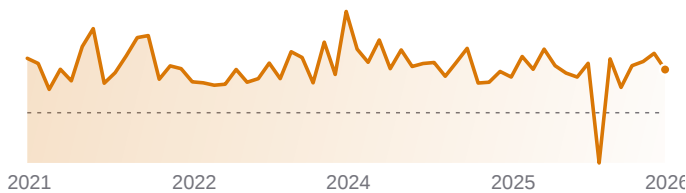
Typical hold before selling

16.9 yrs



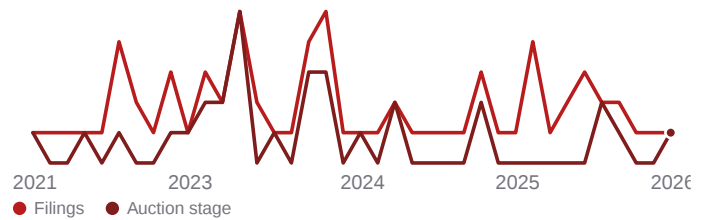
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,987
Median value (AVM)	\$382K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1973
Single family	94%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	4.3%
Median loan-to-value	49%

Typical ownership tenure

21.6 yrs

COMMUNITY

Population	11,733
Density	970 / mi²
Median household income	\$100K
Average household income	\$127K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	55
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	5.6%
Unemployment	1.6%
Average temp	49°F
Annual precip	48 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.