

Granby 01033

ZIP code · MA · Massachusetts > Hampshire County > Granby

SELLER'S MARKET

\$393K

MEDIAN SALE PRICE

+16.9%

1-YR CHANGE

62

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



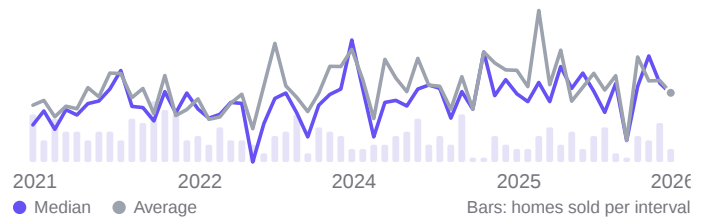
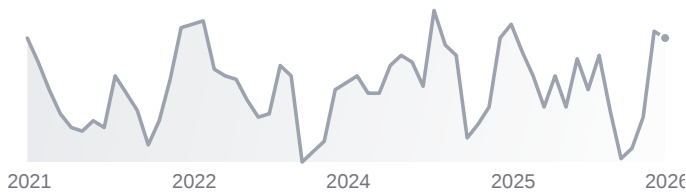
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$333K · Average \$336K

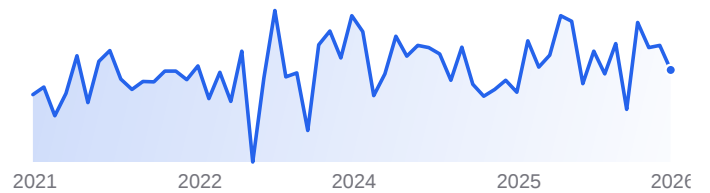
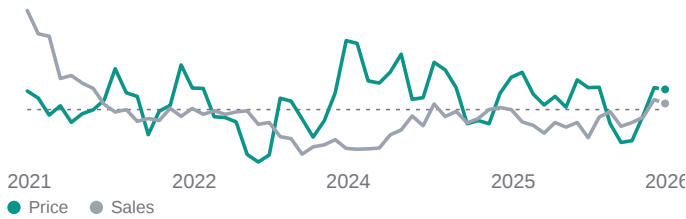


Growth (year over year)

Price +16.9% · Sales +5.1%

Price per square foot

\$224/ft²

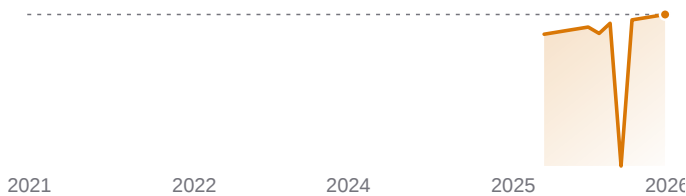


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

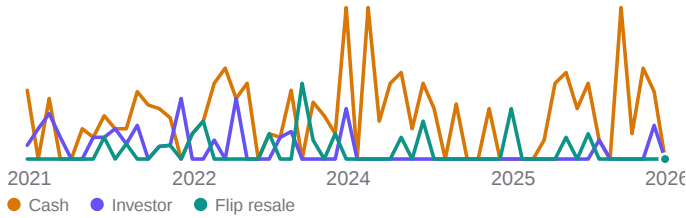
2.7%



BUYERS & OUTCOMES

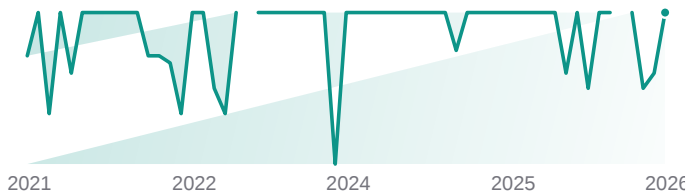
Buyer mix

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



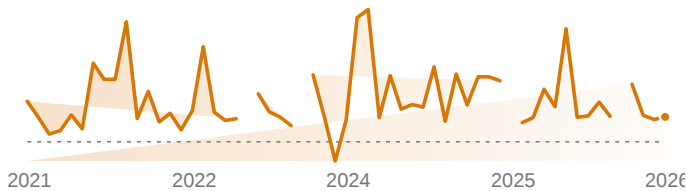
Sellers who sold at a gain

100%

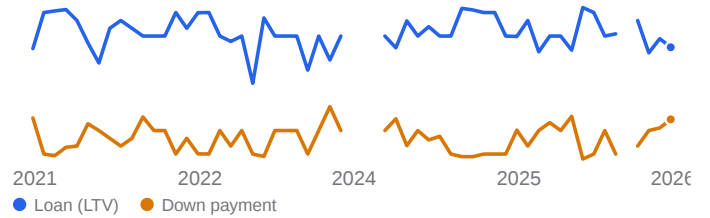


Median annualized return at resale

+3.3%

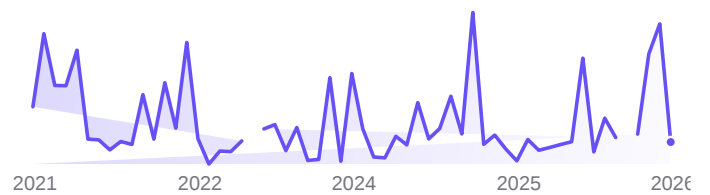


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



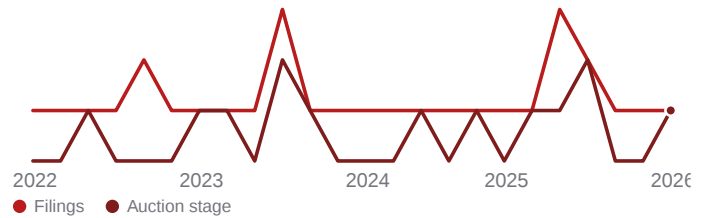
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,299
Median value (AVM)	\$395K
Median size	1,514 ft²
Median bedrooms	3
Median year built	1967
Single family	91%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	5.5%
Median loan-to-value	45%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	6,064
Density	215 / mi²
Median household income	\$110K
Average household income	\$141K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	4.9%
Unemployment	1.3%
Average temp	48°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.