

Granville 01034

ZIP code · MA · Massachusetts > Hampden County

BALANCED MARKET

\$184K

MEDIAN SALE PRICE

-29.2%

1-YR CHANGE

36

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

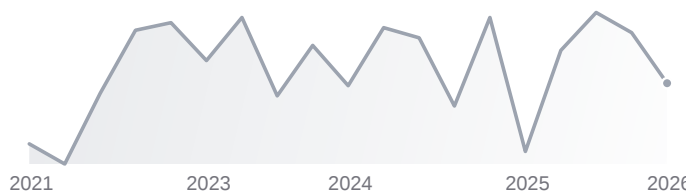
Balanced market · 47 / 100



MARKET TRENDS (5 YEARS)

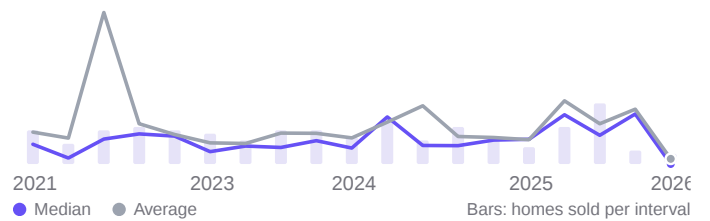
Market temperature (0–100)

47 / 100



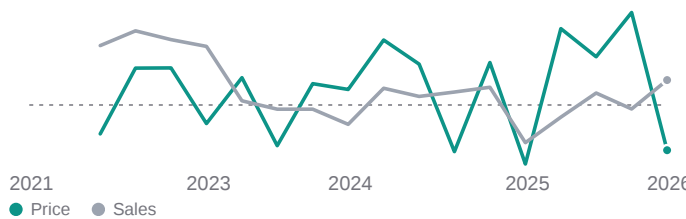
Sale prices

Median \$142K · Average \$173K



Growth (year over year)

Price -29.2% · Sales +16.1%



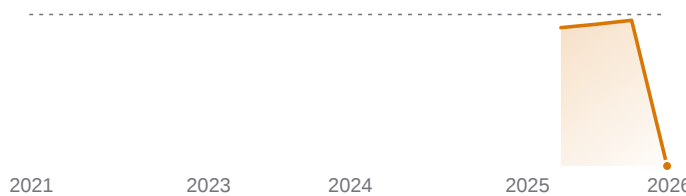
Price per square foot

\$116/ft²



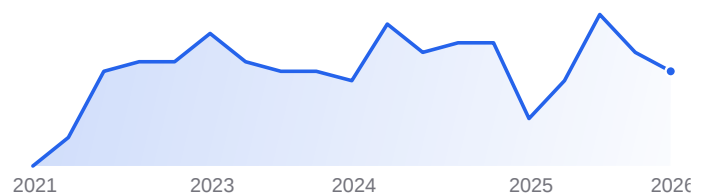
Sale premium vs estimated value

-57.9%



Annual turnover (share of homes sold)

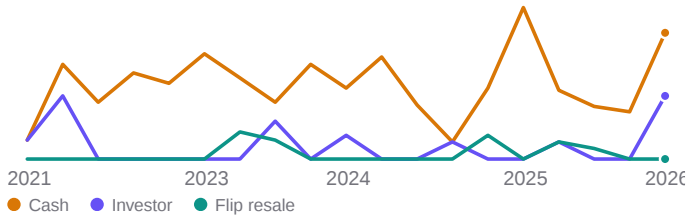
3.1%



BUYERS & OUTCOMES

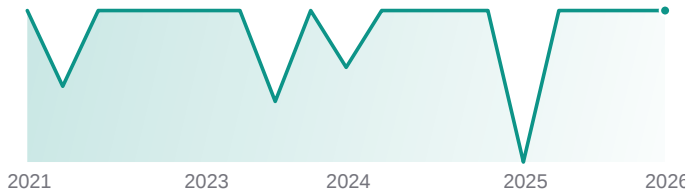
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



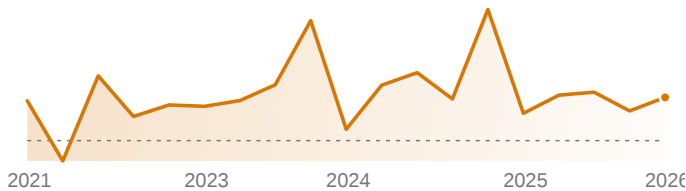
Sellers who sold at a gain

100%

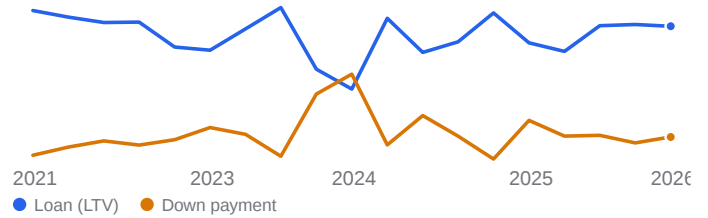


Median annualized return at resale

+5.1%

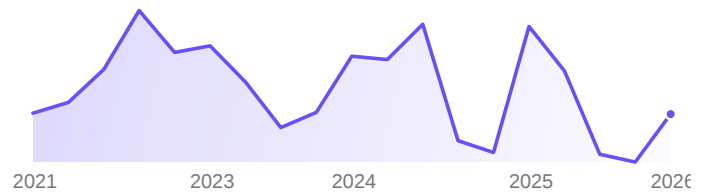


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



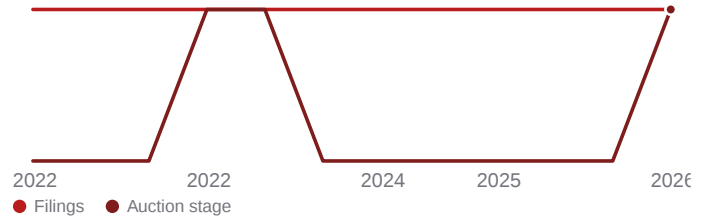
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,152
Median value (AVM)	\$422K
Median size	1,682 ft²
Median bedrooms	3
Median year built	1979
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.9%
Owner occupied	59%
Company owned	9.9%
Median loan-to-value	40%
Typical ownership tenure	22.2 yrs

COMMUNITY

Population	2,092
Density	29 / mi²
Median household income	\$100K
Average household income	\$120K
Crime index (US avg 100)	192
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	56
Homes occupied	82%
Bachelor's or higher	22%
Poverty rate	5.2%
Unemployment	1.6%
Average temp	45°F
Annual precip	53 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.