

Hadley 01035

ZIP code · MA · Massachusetts › Hampshire County

SELLER'S MARKET

\$538K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

72

SALES (12 MO)

\$507K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



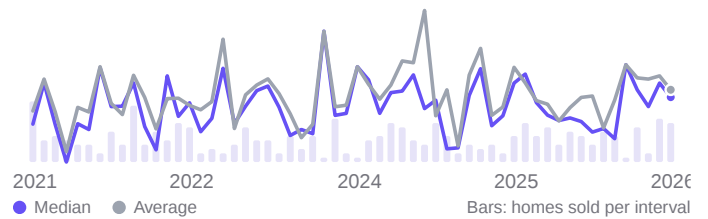
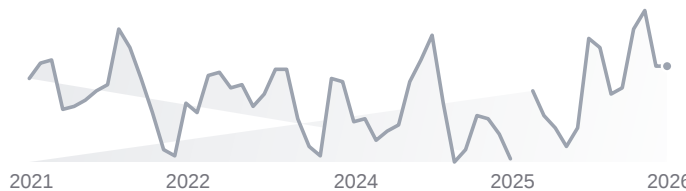
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$530K · Average \$567K

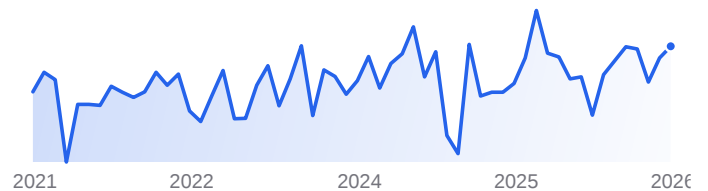
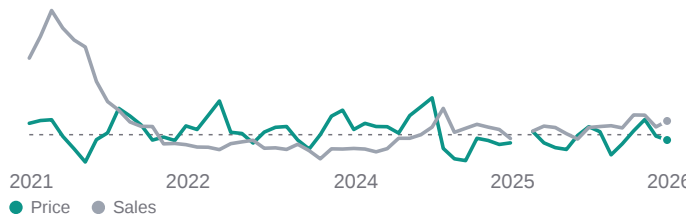


Growth (year over year)

Price -7.6% · Sales +20.0%

Price per square foot

\$349/ft²

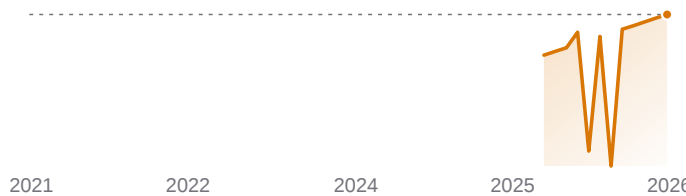


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

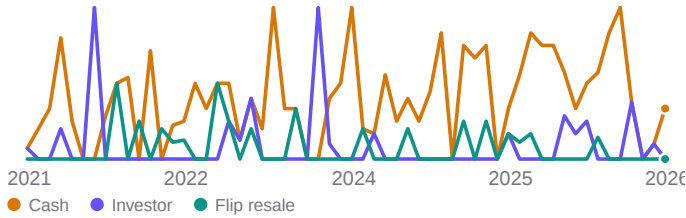
3.7%



BUYERS & OUTCOMES

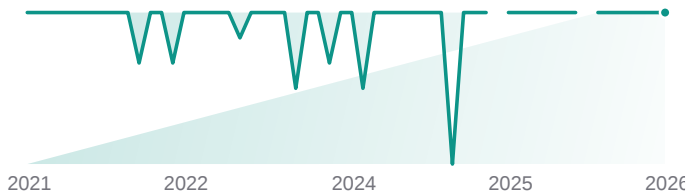
Buyer mix

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



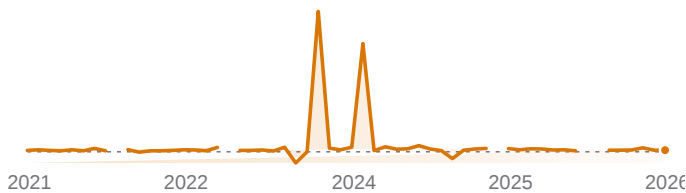
Sellers who sold at a gain

100%

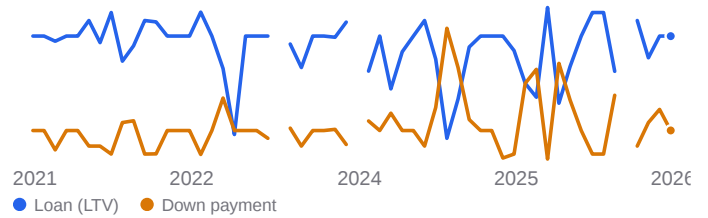


Median annualized return at resale

+4.2%

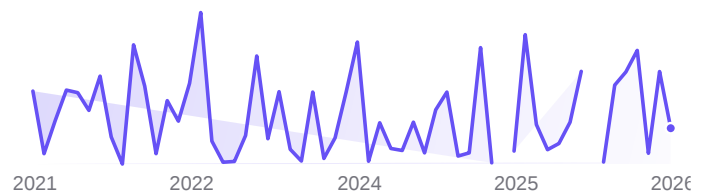


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



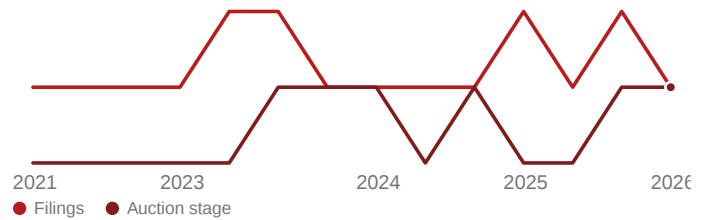
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,966
Median value (AVM)	\$507K
Median size	1,758 ft²
Median bedrooms	3
Median year built	1970
Single family	87%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.5%
Owner occupied	74%
Company owned	11%
Median loan-to-value	36%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	5,530
Density	227 / mi ²
Median household income	\$109K
Average household income	\$140K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	5.7%
Unemployment	1.1%
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.