

Hampden 01036

ZIP code · MA · Massachusetts > Hampden County

BALANCED MARKET

\$406K

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

60

SALES (12 MO)

\$453K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



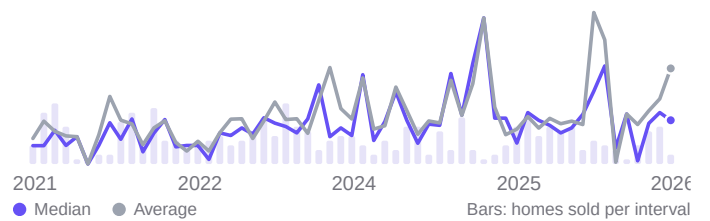
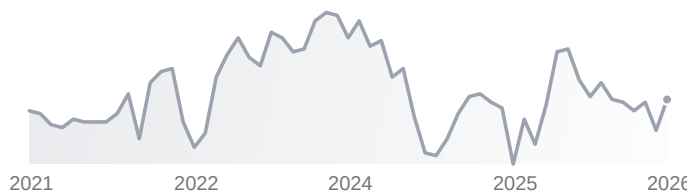
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$400K · Average \$605K

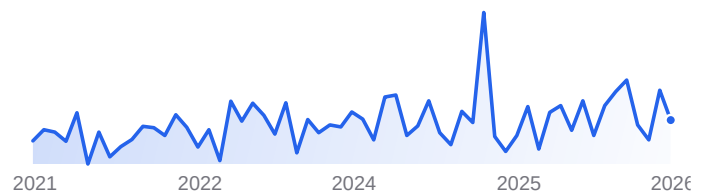
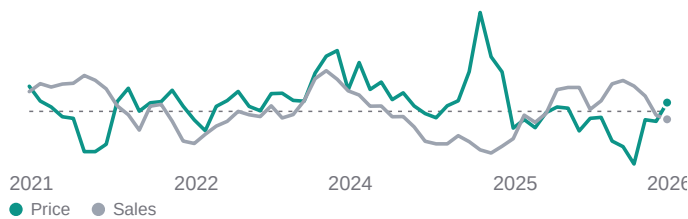


Growth (year over year)

Price +6.8% · Sales -6.3%

Price per square foot

\$235/ft²

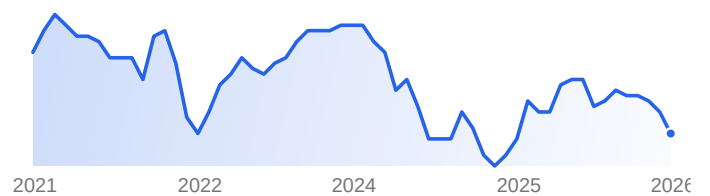
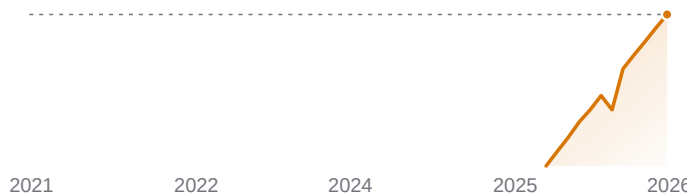


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

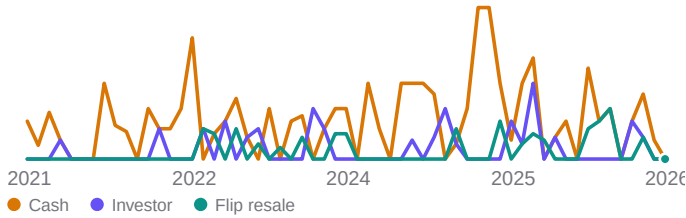
3.1%



BUYERS & OUTCOMES

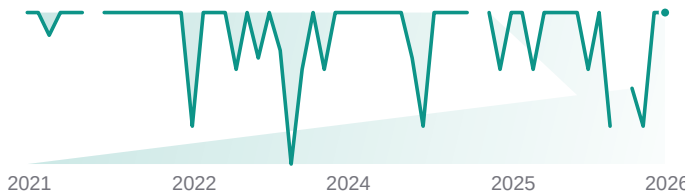
Buyer mix

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



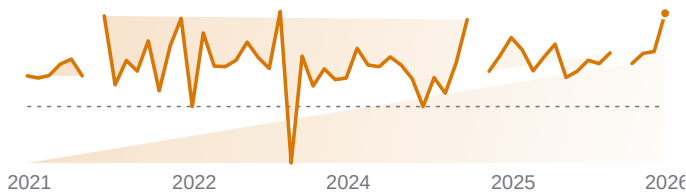
Sellers who sold at a gain

100%

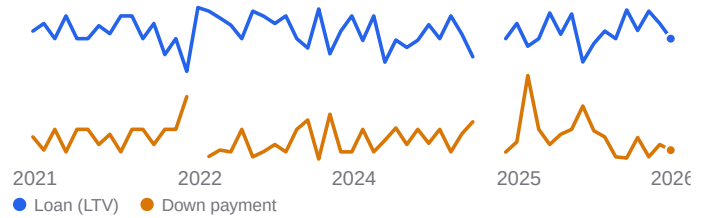


Median annualized return at resale

+8.9%

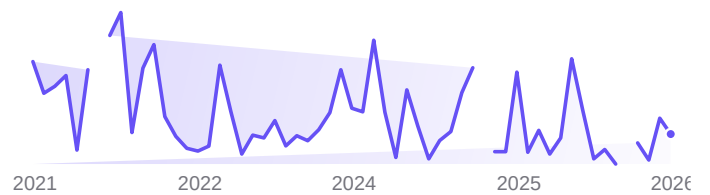


Financing (share of purchase price) Loan (LTV) 80% · Down payment 6.2%



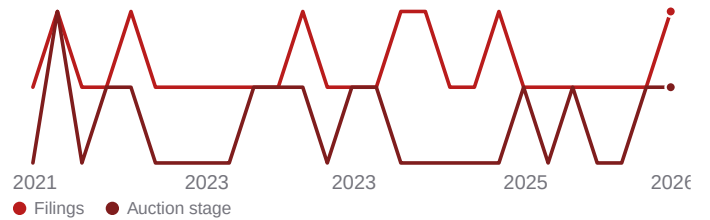
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,919
Median value (AVM)	\$453K
Median size	1,702 ft²
Median bedrooms	3
Median year built	1966
Single family	95%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	93%
Company owned	6.9%
Median loan-to-value	46%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	4,934
Density	251 / mi²
Median household income	\$109K
Average household income	\$123K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	56
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	2.3%
Unemployment	1.5%
Average temp	48°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.