

Hatfield 01038

ZIP code · MA · Massachusetts > Hampshire County > Hatfield

SELLER'S MARKET

\$420K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

29

SALES (12 MO)

\$476K

MEDIAN VALUE (AVM)

Market temperature

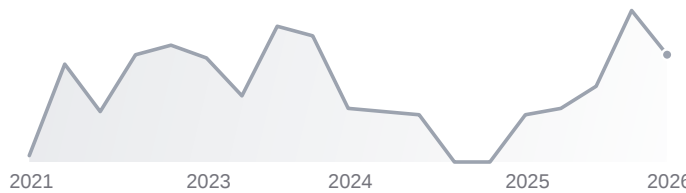
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

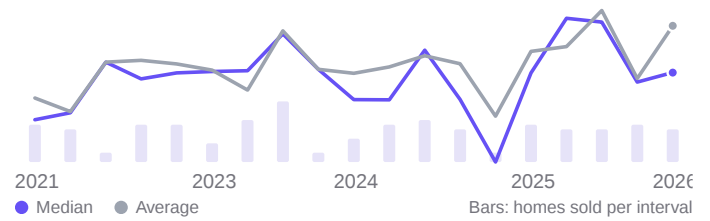
Market temperature (0–100)

62 / 100



Sale prices

Median \$425K · Average \$535K



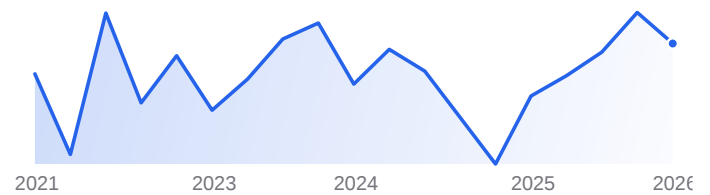
Growth (year over year)

Price +8.5% · Sales +11.5%



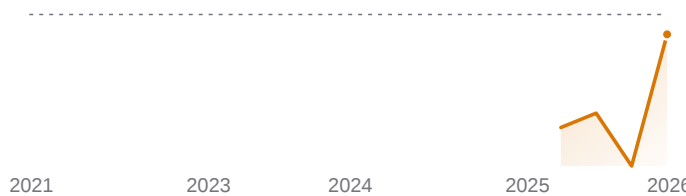
Price per square foot

\$282/ft²



Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

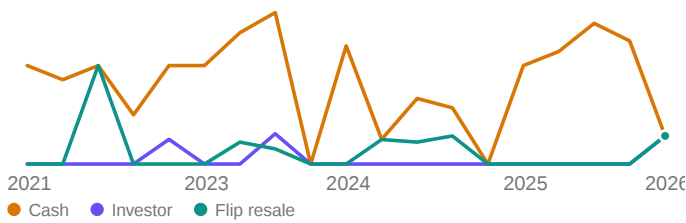
3.0%



BUYERS & OUTCOMES

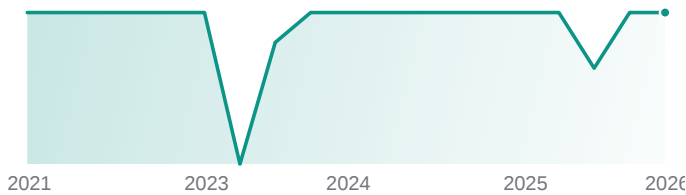
Buyer mix

Cash 14% · Investor 14% · Flip resale 14%



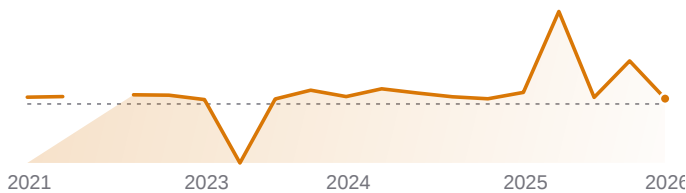
Sellers who sold at a gain

100%

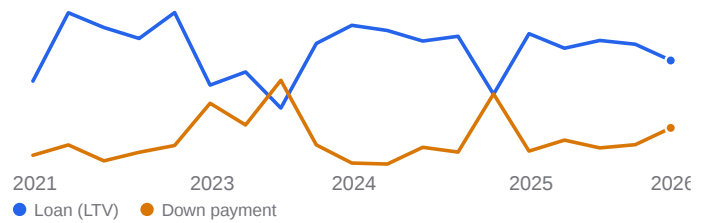


Median annualized return at resale

+2.8%

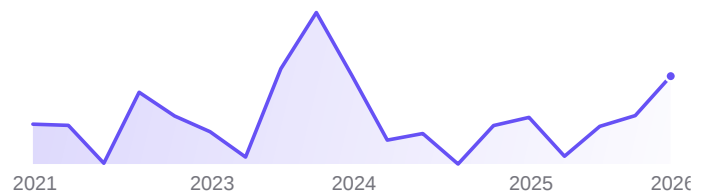


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



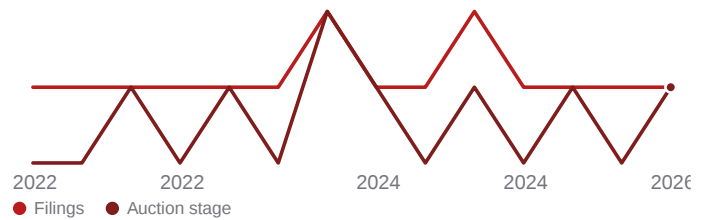
Typical hold before selling

19.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	982
Median value (AVM)	\$476K
Median size	1,705 ft²
Median bedrooms	3
Median year built	1960
Single family	80%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	73%
Company owned	13%
Median loan-to-value	34%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	2,383
Density	238 / mi²
Median household income	\$92K
Average household income	\$112K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	56
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	9.7%
Unemployment	1.1%
Average temp	48°F
Annual precip	45 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.