

Haydenville 01039

ZIP code · MA · Massachusetts · Franklin County

STRONG BUYER'S MARKET

\$741K

MEDIAN SALE PRICE

+205.5%

1-YR CHANGE

10

SALES (12 MO)

\$445K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



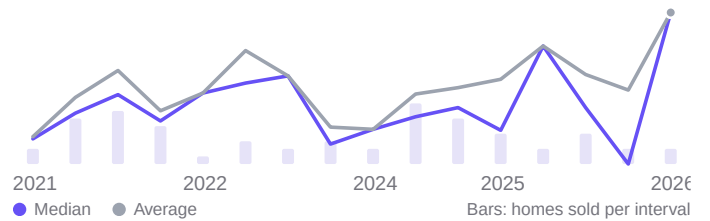
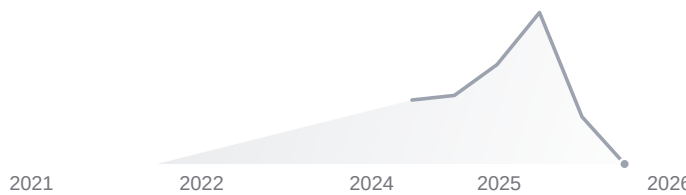
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$741K · Average \$741K

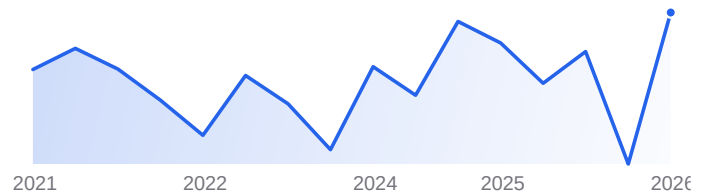
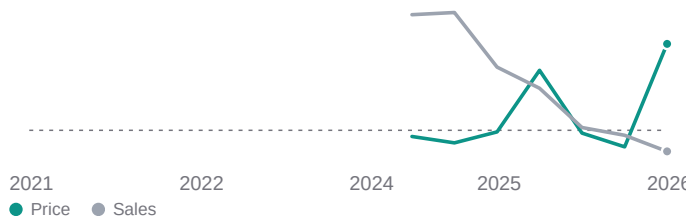


Growth (year over year)

Price +205.5% · Sales -50.0%

Price per square foot

\$335/ft²

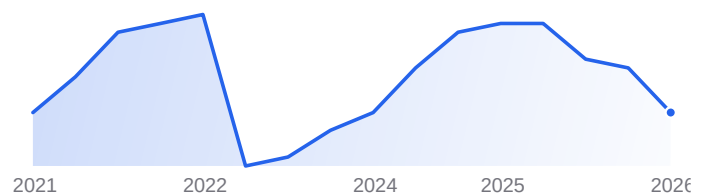


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

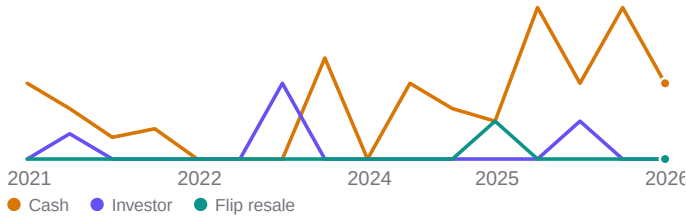
2.0%



BUYERS & OUTCOMES

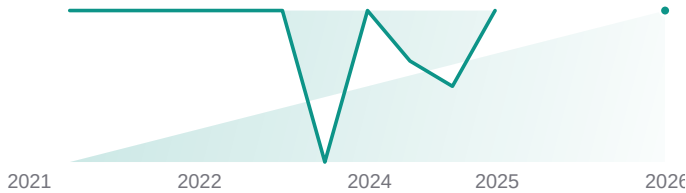
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



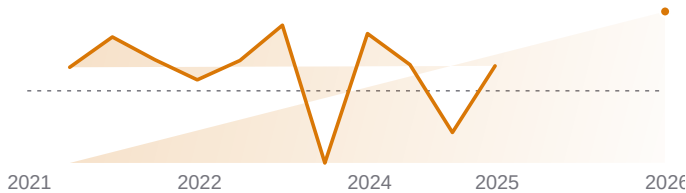
Sellers who sold at a gain

100%

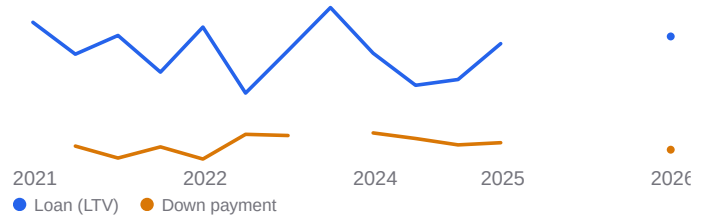


Median annualized return at resale

+11.9%

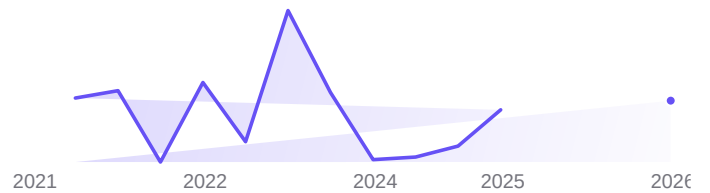


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



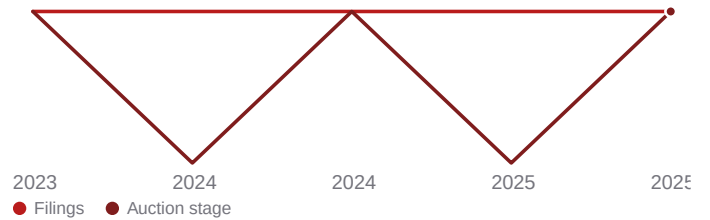
Typical hold before selling

16.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	502
Median value (AVM)	\$445K
Median size	1,796 ft²
Median bedrooms	3
Median year built	1968
Single family	76%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	9.8%
Median loan-to-value	43%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	2,007
Density	125 / mi²
Median household income	\$111K
Average household income	\$138K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	56
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	7.6%
Unemployment	1.2%
Average temp	47°F
Annual precip	48 in
Sunshine	50%

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