

Holyoke 01040

ZIP code · MA · Massachusetts > Hampden County > Holyoke

SELLER'S MARKET

\$342K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

312

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

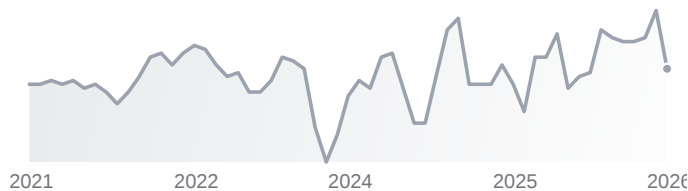
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

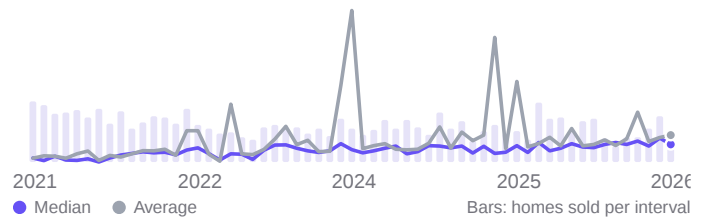
Market temperature (0–100)

62 / 100



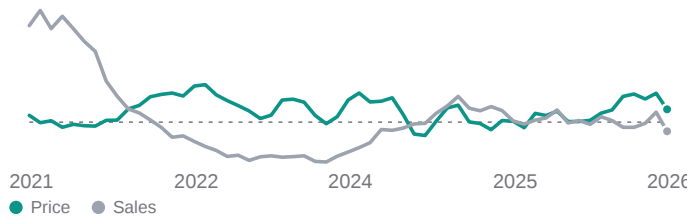
Sale prices

Median \$330K · Average \$401K



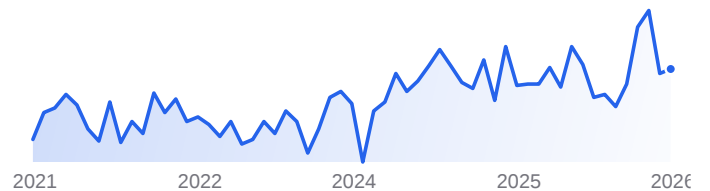
Growth (year over year)

Price +9.9% · Sales -7.1%



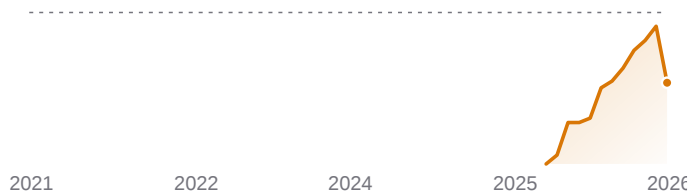
Price per square foot

\$178/ft²



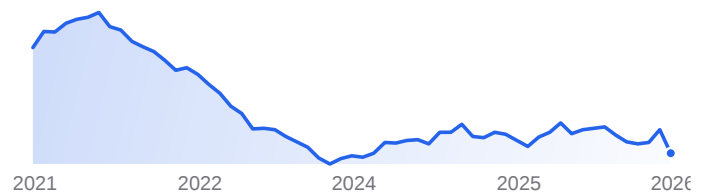
Sale premium vs estimated value

-2.3%



Annual turnover (share of homes sold)

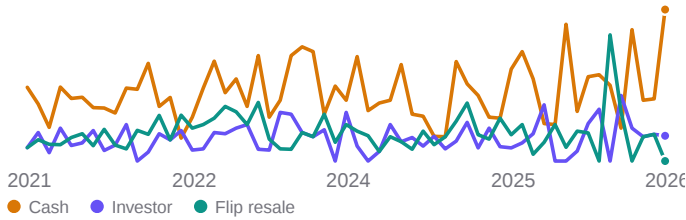
4.0%



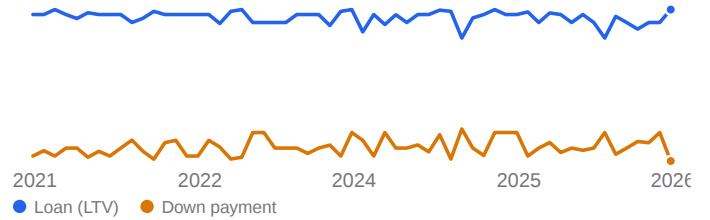
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 7.7% · Flip resale 0%

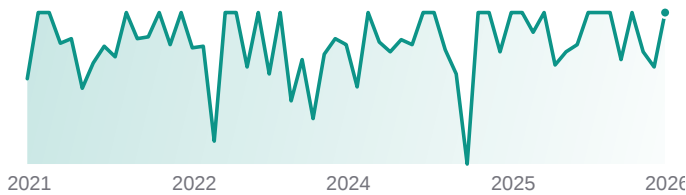


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



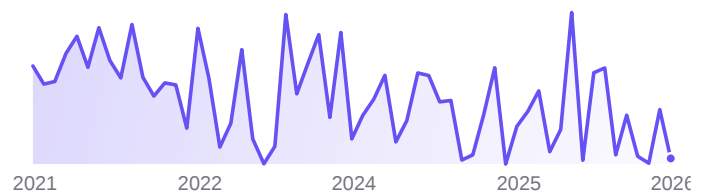
Sellers who sold at a gain

100%



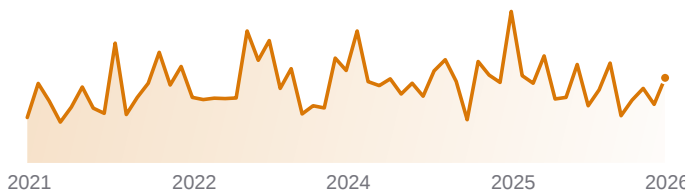
Typical hold before selling

4.0 yrs



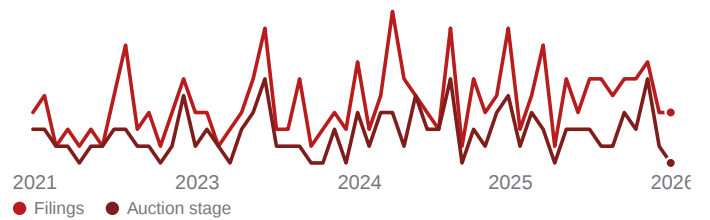
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,710
Median value (AVM)	\$308K
Median size	1,810 ft²
Median bedrooms	3
Median year built	1940
Single family	69%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	9.4%
Median loan-to-value	51%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	38,695
Density	1,693 / mi ²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	59
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	24.3%
Unemployment	1.2%
Average temp	48°F
Annual precip	47 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.