

Monson 01057

ZIP code · MA · Massachusetts > Hampden County

SELLER'S MARKET

\$380K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

95

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

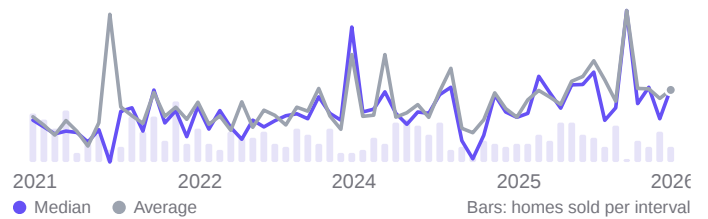
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$415K · Average \$410K

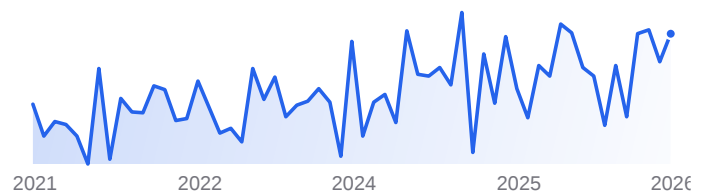
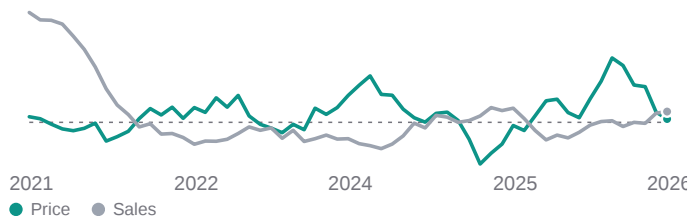


Growth (year over year)

Price +4.1% · Sales +13.1%

Price per square foot

\$265/ft²

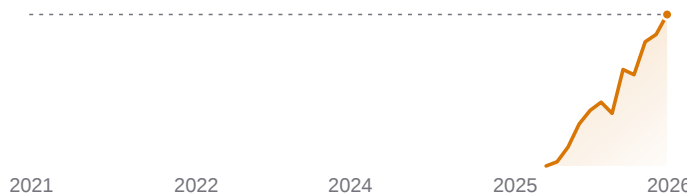


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

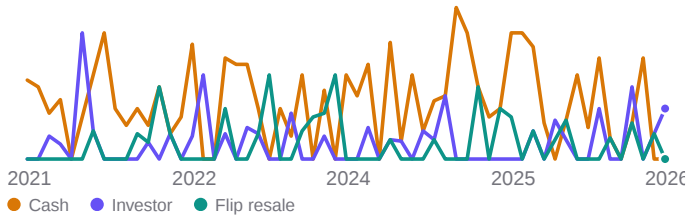
3.1%



BUYERS & OUTCOMES

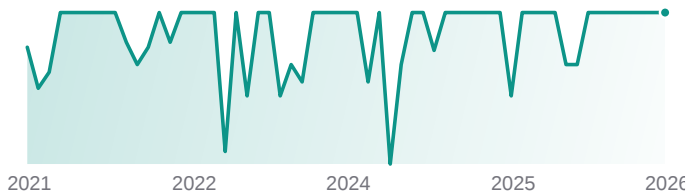
Buyer mix

Cash 0% · Investor 20% · Flip resale 0%



Sellers who sold at a gain

100%

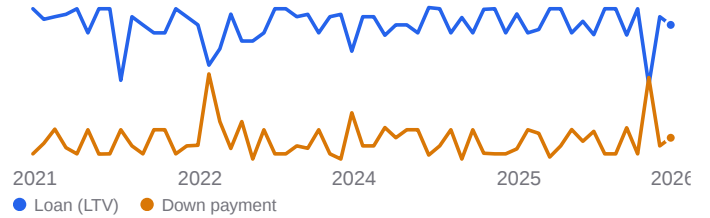


Median annualized return at resale

+4.4%

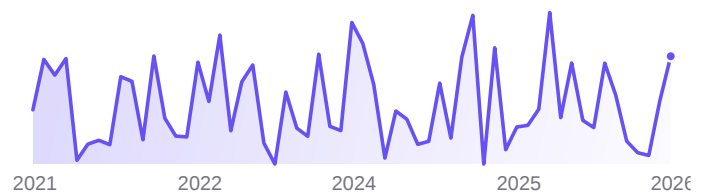


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



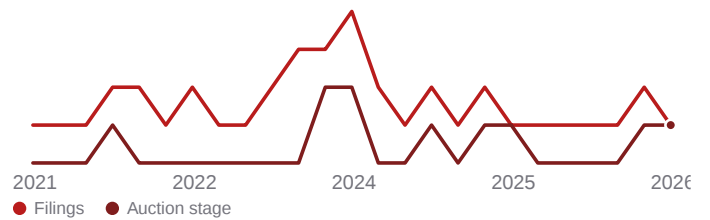
Typical hold before selling

17.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,070
Median value (AVM)	\$392K
Median size	1,686 ft²
Median bedrooms	3
Median year built	1974
Single family	90%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	89%
Company owned	6.1%
Median loan-to-value	46%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	8,166
Density	177 / mi²
Median household income	\$88K
Average household income	\$105K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	57
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	10.5%
Unemployment	1.4%
Average temp	47°F
Annual precip	49 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.