

Northampton 01060

ZIP code · MA · Massachusetts > Hampshire County > Northampton

BALANCED MARKET

\$438K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

143

SALES (12 MO)

\$502K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



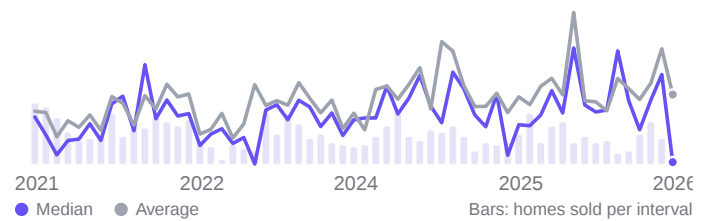
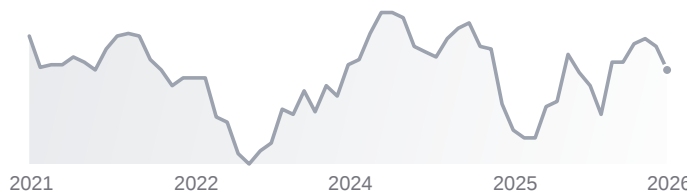
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$185K · Average \$528K

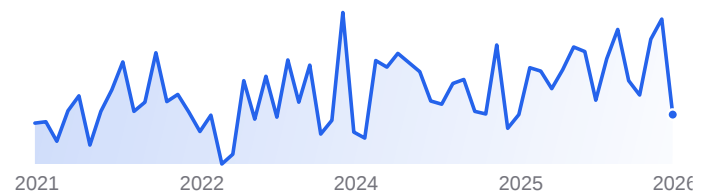
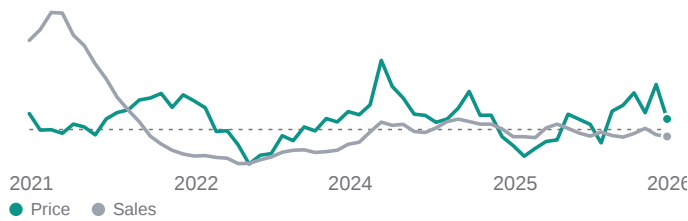


Growth (year over year)

Price +12.4% · Sales -8.3%

Price per square foot

\$248/ft²

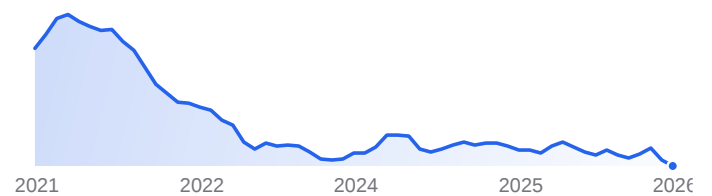
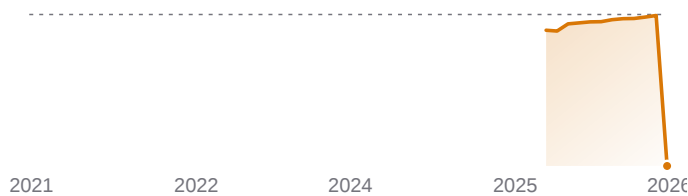


Sale premium vs estimated value

-60.2%

Annual turnover (share of homes sold)

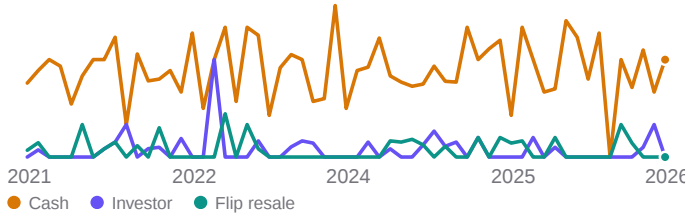
3.5%



BUYERS & OUTCOMES

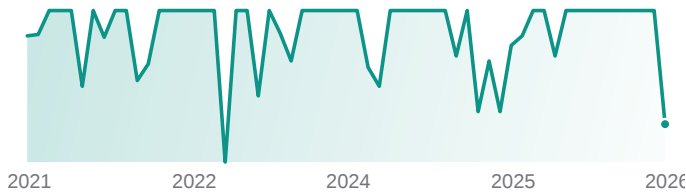
Buyer mix

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



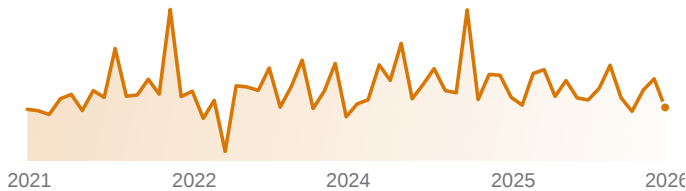
Sellers who sold at a gain

75%

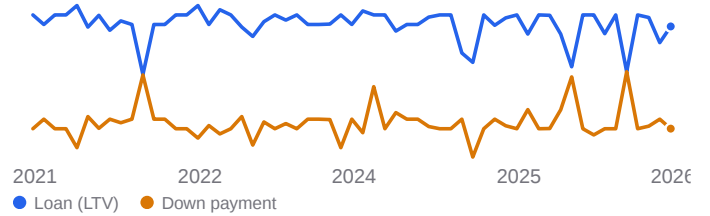


Median annualized return at resale

+3.7%

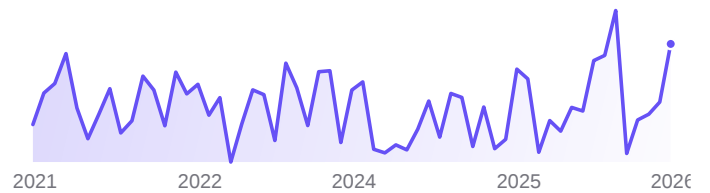


Financing (share of purchase price) Loan (LTV) 74% · Down payment 20%



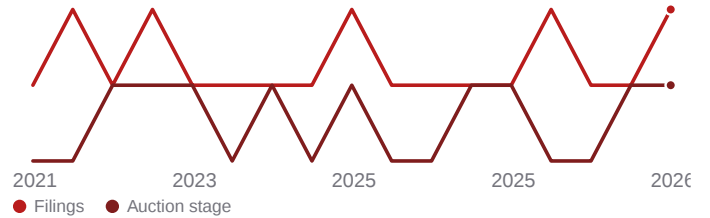
Typical hold before selling

20.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,125
Median value (AVM)	\$502K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1913
Single family	48%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.6%
Owner occupied	69%
Company owned	13%
Median loan-to-value	34%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	16,151
Density	1,325 / mi²
Median household income	\$81K
Average household income	\$114K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	50
Homes occupied	93%
Bachelor's or higher	29%
Poverty rate	9.3%
Unemployment	0.9%
Average temp	48°F
Annual precip	46 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.