

North Hatfield 01066

ZIP code · MA · Massachusetts › Hampshire County

\$396K

MEDIAN SALE PRICE

6

SALES (12 MO)

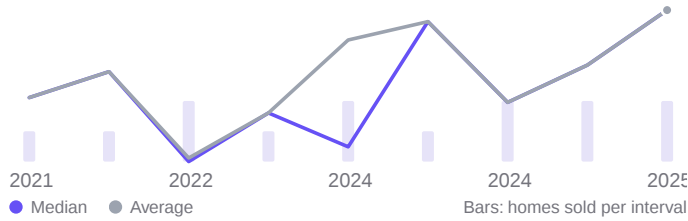
\$452K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

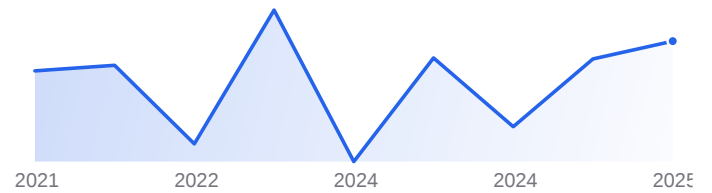
Sale prices

Median \$470K · Average \$470K



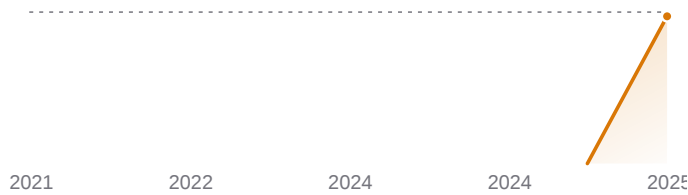
Price per square foot

\$310/ft²



Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

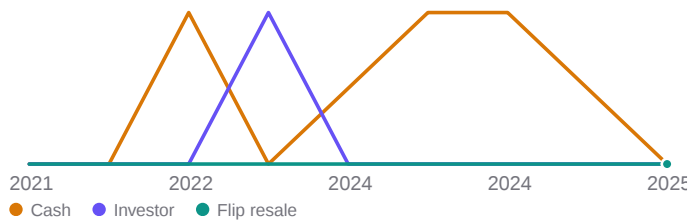
9.7%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

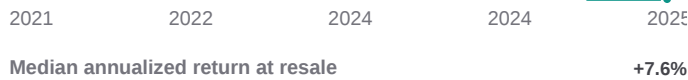
100%

Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



Typical hold before selling

7.5 yrs



Median annualized return at resale

HOUSING STOCK

Homes	62
Median value (AVM)	\$452K
Median size	1,702 ft²
Median bedrooms	3
Median year built	1960
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0%
Owner occupied	48%
Company owned	18%
Median loan-to-value	29%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	95
Density	135 / mi ²
Median household income	\$75K
Average household income	\$93K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	57
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	9.7%
Unemployment	1.1%
Average temp	48°F
Annual precip	46 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.