

Palmer 01069

ZIP code · MA · Massachusetts · Hampden County

BALANCED MARKET

\$337K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

108

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



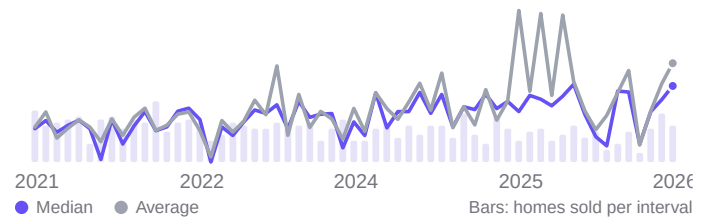
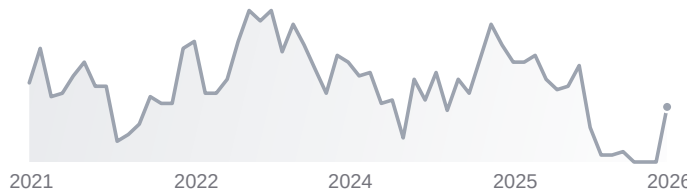
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$375K · Average \$442K

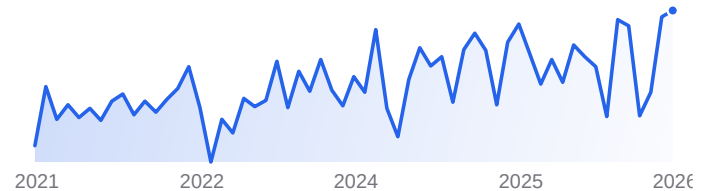
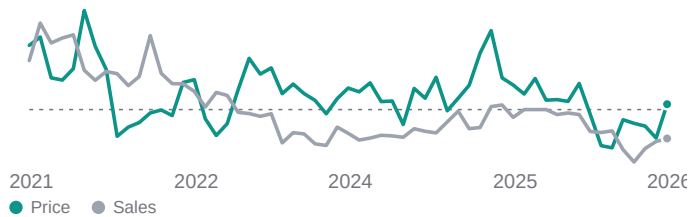


Growth (year over year)

Price +2.7% · Sales -14.3%

Price per square foot

\$271/ft²

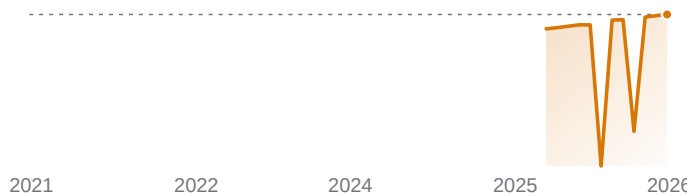


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

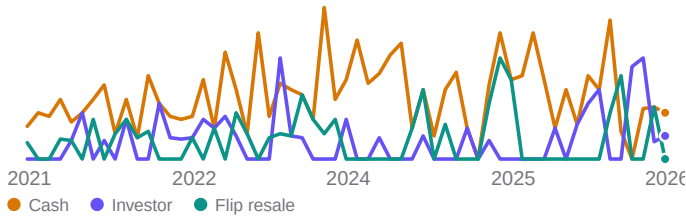
3.4%



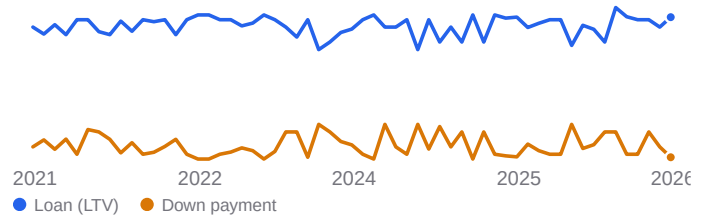
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 8.3% · Flip resale 0%

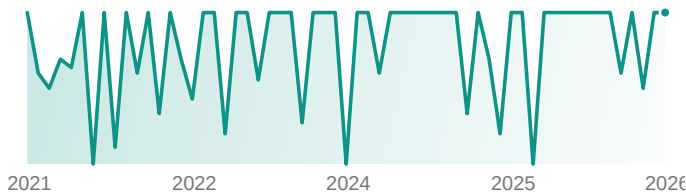


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



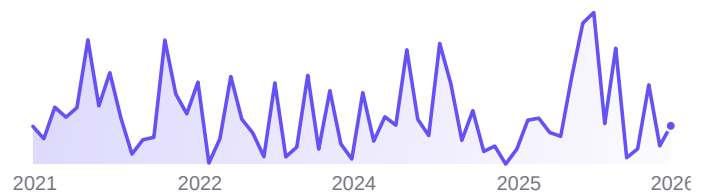
Sellers who sold at a gain

100%



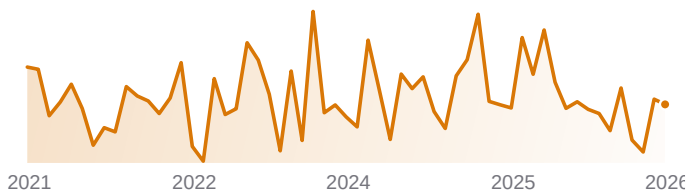
Typical hold before selling

7.7 yrs



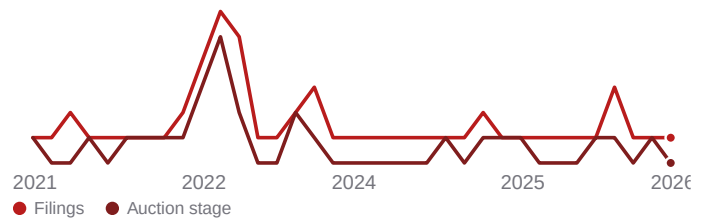
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,193
Median value (AVM)	\$349K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1962
Single family	82%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.9%
Owner occupied	72%
Company owned	7.0%
Median loan-to-value	46%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	10,418
Density	344 / mi ²
Median household income	\$72K
Average household income	\$94K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	61
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	8.8%
Unemployment	1.5%
Average temp	47°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.