

Russell 01071

ZIP code · MA · Massachusetts > Hampden County > Russell

SELLER'S MARKET

\$386K

MEDIAN SALE PRICE

+101.4%

1-YR CHANGE

19

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

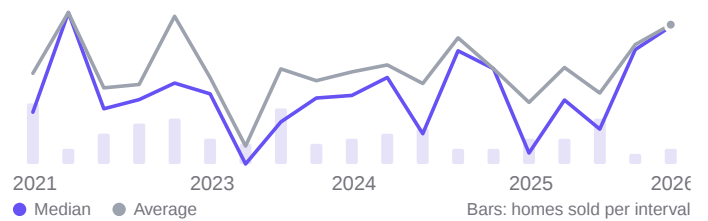
Market temperature (0–100)

71 / 100



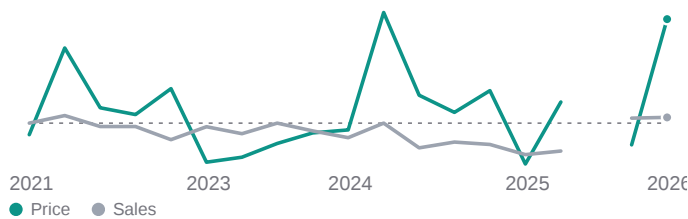
Sale prices

Median \$399K · Average \$402K



Growth (year over year)

Price +101.4% · Sales +5.6%



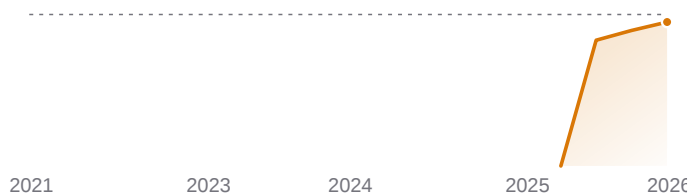
Price per square foot

\$213/ft²



Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

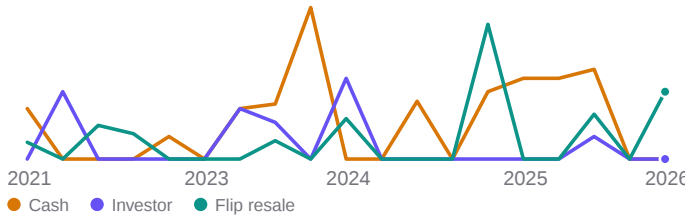
3.2%



BUYERS & OUTCOMES

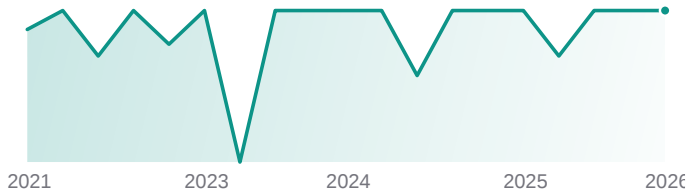
Buyer mix

Cash 0% · Investor 0% · Flip resale 33%



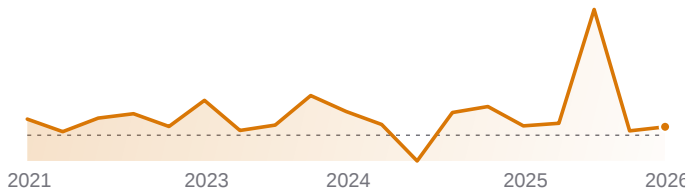
Sellers who sold at a gain

100%

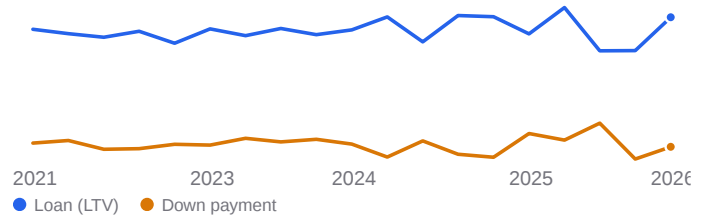


Median annualized return at resale

+2.9%

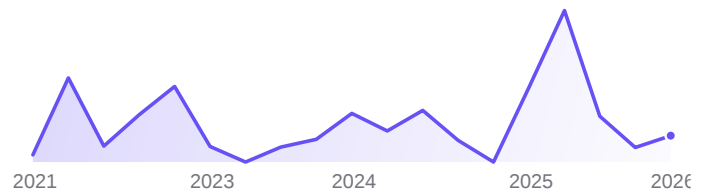


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



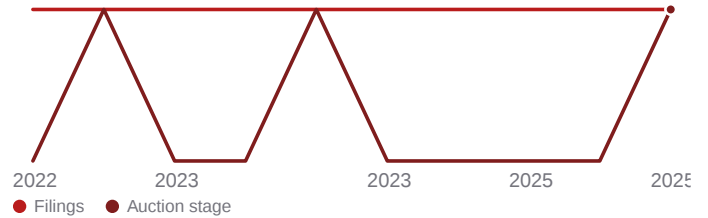
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	586
Median value (AVM)	\$375K
Median size	1,628 ft²
Median bedrooms	3
Median year built	1970
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.4%
Owner occupied	79%
Company owned	4.6%
Median loan-to-value	47%
Typical ownership tenure	18.0 yrs

COMMUNITY

Population	1,574
Density	91 / mi²
Median household income	\$105K
Average household income	\$114K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	58
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	5.2%
Unemployment	1.7%
Average temp	46°F
Annual precip	51 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.