

# South Hadley 01075

ZIP code · MA · Massachusetts > Hampshire County

BALANCED MARKET

**\$390K**

MEDIAN SALE PRICE

**-3.0%**

1-YR CHANGE

**237**

SALES (12 MO)

**\$368K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



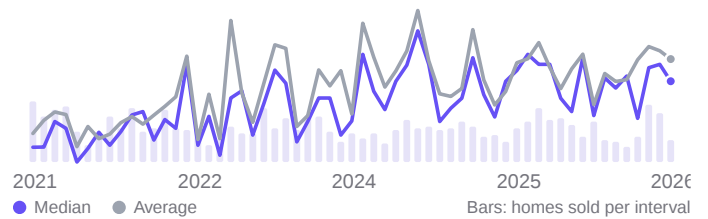
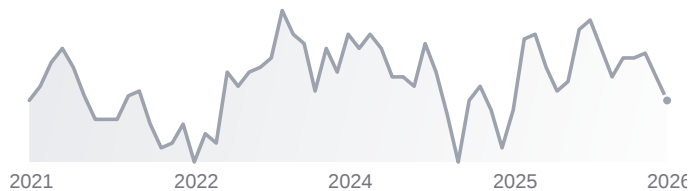
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$375K · Average \$408K

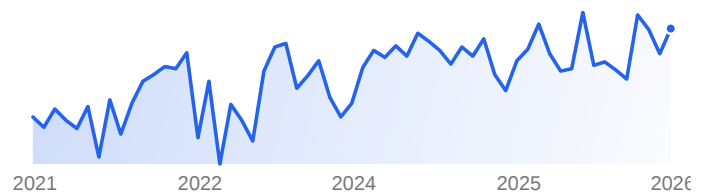
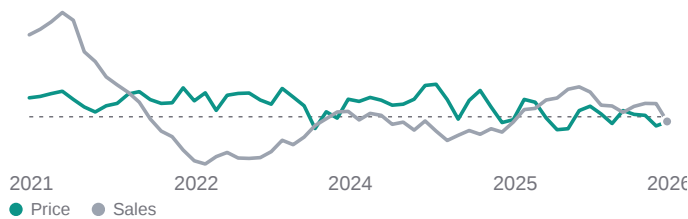


Growth (year over year)

Price -3.0% · Sales -2.9%

Price per square foot

\$278/ft²

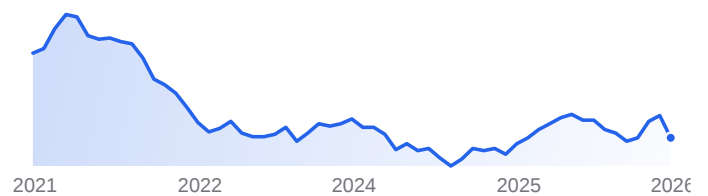
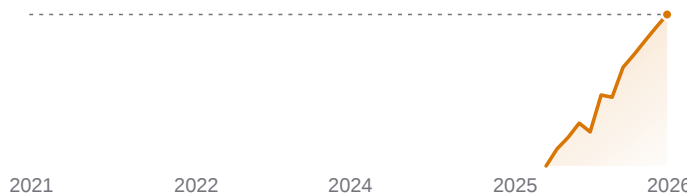


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

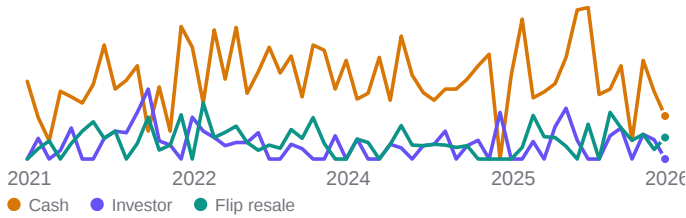
4.0%



## BUYERS & OUTCOMES

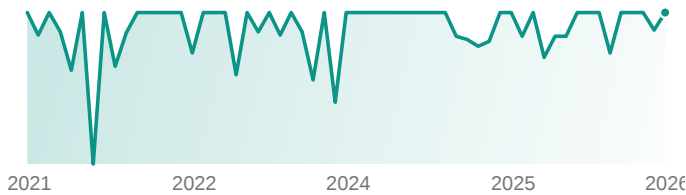
### Buyer mix

Cash 15% · Investor 0% · Flip resale 7.7%



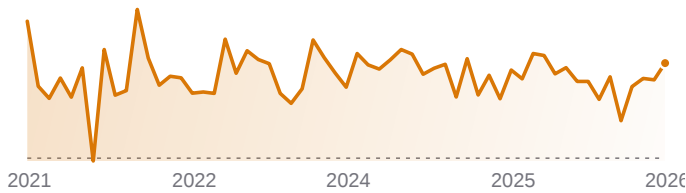
### Sellers who sold at a gain

100%

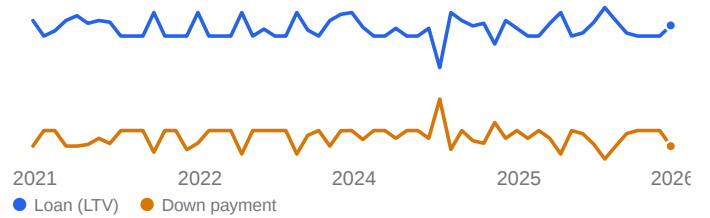


### Median annualized return at resale

+5.7%

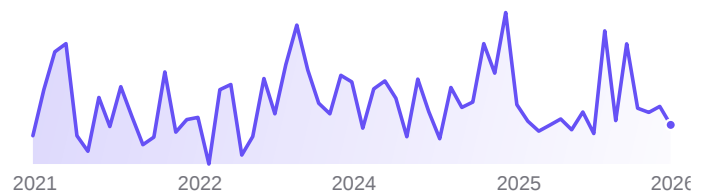


### Financing (share of purchase price) Loan (LTV) 87% · Down payment 10%



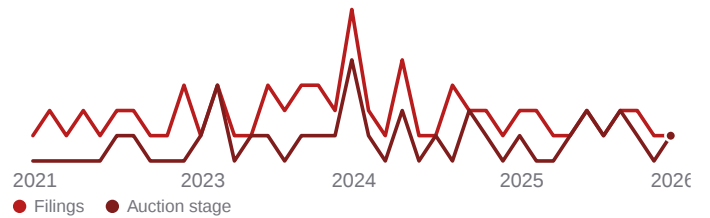
### Typical hold before selling

5.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,898     |
| Median value (AVM) | \$368K    |
| Median size        | 1,448 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1959      |
| Single family      | 75%       |
| Condos             | 17%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 0.7% |
| Owner occupied                | 80%  |
| Company owned                 | 7.1% |
| Median loan-to-value          | 46%  |

Typical ownership tenure

**15.3 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>18,442</b>               |
| Density                          | <b>988 / mi<sup>2</sup></b> |
| Median household income          | <b>\$93K</b>                |
| Average household income         | <b>\$126K</b>               |
| Crime index (US avg 100)         | <b>86</b>                   |
| Air pollution index (US avg 100) | <b>90</b>                   |
| Earthquake index (US avg 100)    | <b>56</b>                   |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>25%</b>                  |
| Poverty rate                     | <b>8.2%</b>                 |
| Unemployment                     | <b>1.0%</b>                 |
| Average temp                     | <b>48°F</b>                 |
| Annual precip                    | <b>46 in</b>                |
| Sunshine                         | <b>50%</b>                  |

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.