

Southwick 01077

ZIP code · MA · Massachusetts > Hampden County

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

109

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



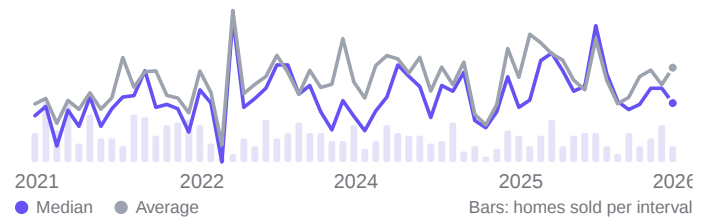
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$330K · Average \$451K

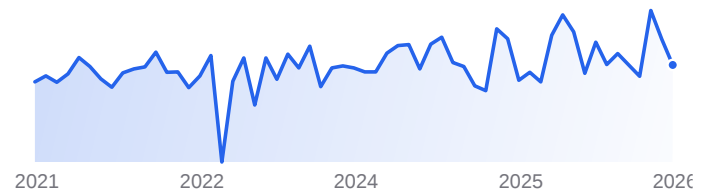
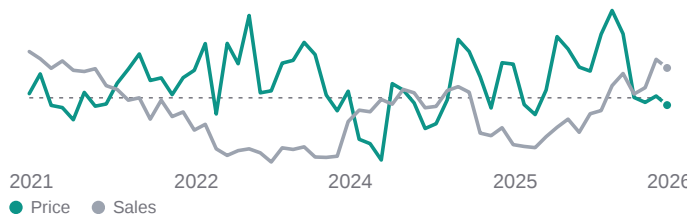


Growth (year over year)

Price -3.6% · Sales +14.7%

Price per square foot

\$245/ft²

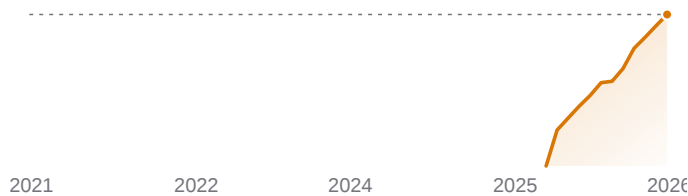


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

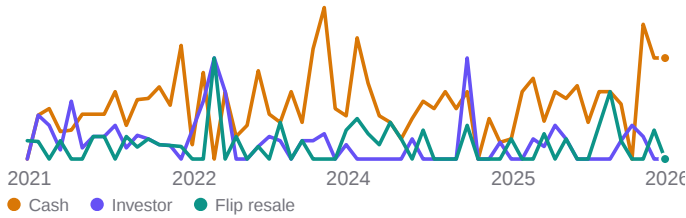
3.0%



BUYERS & OUTCOMES

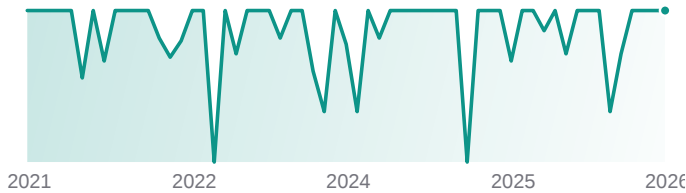
Buyer mix

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



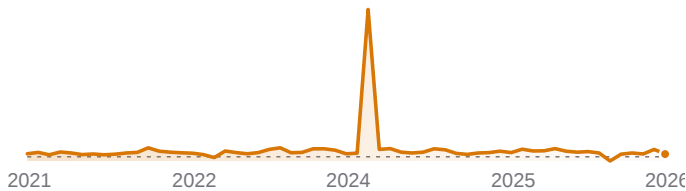
Sellers who sold at a gain

100%

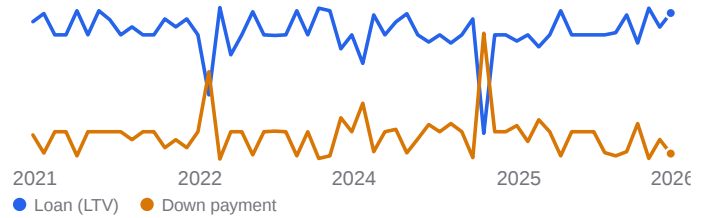


Median annualized return at resale

+2.5%

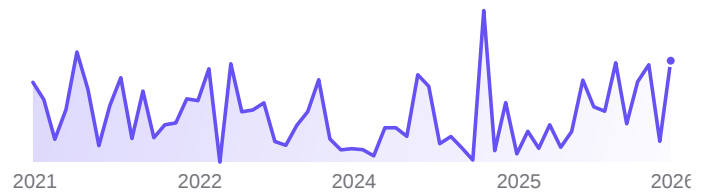


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.4%



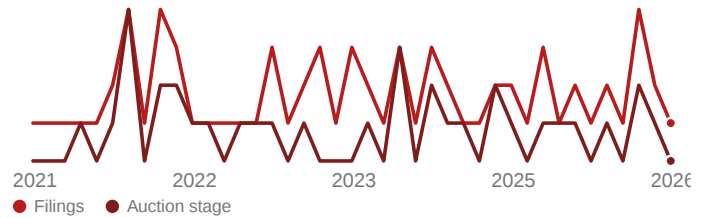
Typical hold before selling

21.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,682
Median value (AVM)	\$409K
Median size	1,531 ft²
Median bedrooms	3
Median year built	1975
Single family	88%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.8%
Owner occupied	83%
Company owned	11%
Median loan-to-value	47%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	8,969
Density	291 / mi²
Median household income	\$101K
Average household income	\$116K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	54
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	3.7%
Unemployment	1.6%
Average temp	48°F
Annual precip	49 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.