

# Thorndike 01079

ZIP code · MA · Massachusetts · Hampden County

**STRONG SELLER'S MARKET**

**\$238K**

MEDIAN SALE PRICE

**-20.2%**

1-YR CHANGE

**11**

SALES (12 MO)

**\$302K**

MEDIAN VALUE (AVM)

Market temperature

**Strong seller's market · 83 / 100**

Buyer's market

Balanced

Seller's market

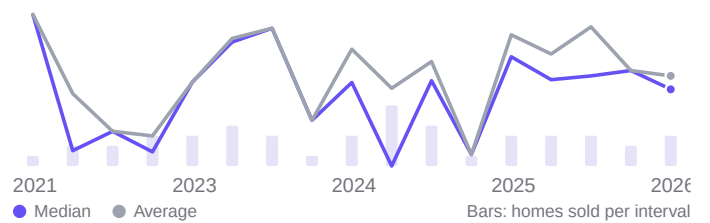
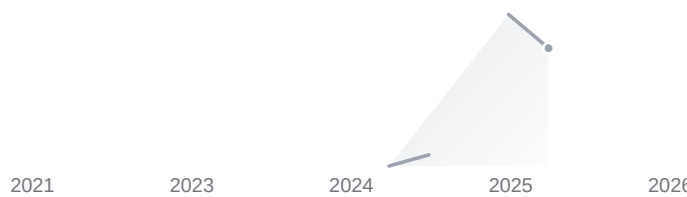
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**83 / 100**

Sale prices

Median \$253K · Average \$272K

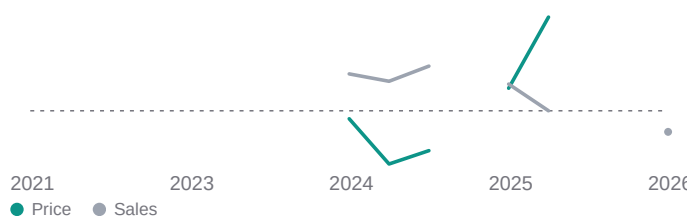


Growth (year over year)

Price -20.2% · Sales -21.4%

Price per square foot

**\$154/ft²**

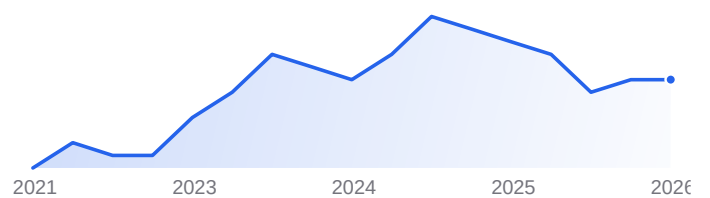
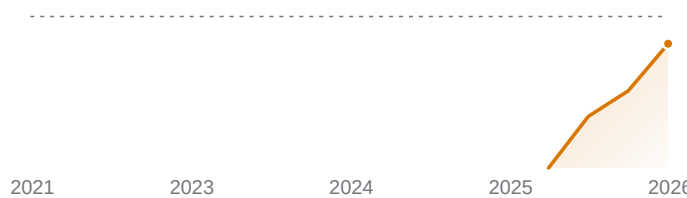


Sale premium vs estimated value

**-0.7%**

Annual turnover (share of homes sold)

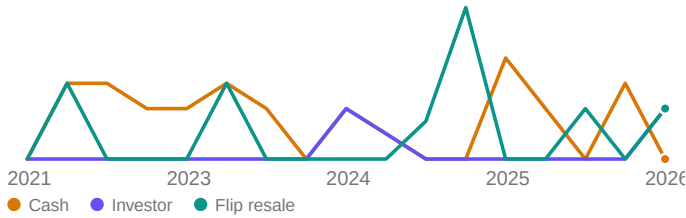
**10%**



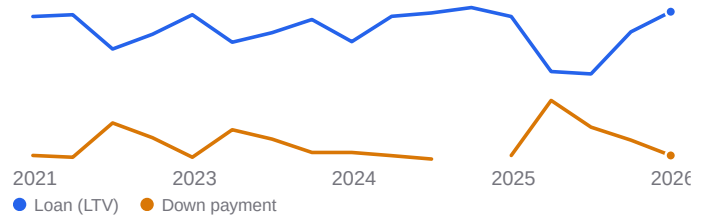
## BUYERS & OUTCOMES

### Buyer mix

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

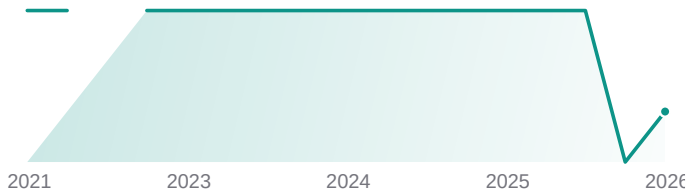


Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.0%



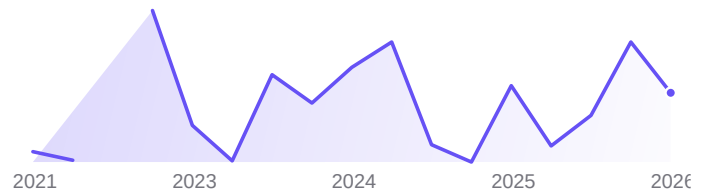
### Sellers who sold at a gain

67%



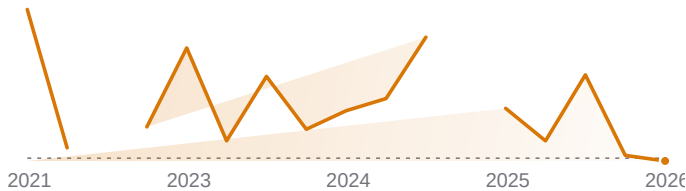
### Typical hold before selling

7.5 yrs



### Median annualized return at resale

-0.2%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 109       |
| Median value (AVM) | \$302K    |
| Median size        | 1,518 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1914      |
| Single family      | 65%       |
| Condos             | 4.6%      |

## EQUITY & OWNERSHIP

|                               |     |
|-------------------------------|-----|
| Equity rich (LTV 50% or less) | 44% |
| Underwater (LTV 125% or more) | 0%  |
| Owner occupied                | 48% |
| Company owned                 | 12% |
| Median loan-to-value          | 56% |

Typical ownership tenure

**9.3 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>25</b>                   |
| Density                          | <b>469 / mi<sup>2</sup></b> |
| Median household income          | <b>\$57K</b>                |
| Average household income         | <b>\$78K</b>                |
| Crime index (US avg 100)         | <b>109</b>                  |
| Air pollution index (US avg 100) | <b>92</b>                   |
| Earthquake index (US avg 100)    | <b>60</b>                   |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>17%</b>                  |
| Poverty rate                     | <b>12.2%</b>                |
| Unemployment                     | <b>1.4%</b>                 |
| Average temp                     | <b>48°F</b>                 |
| Annual precip                    | <b>47 in</b>                |
| Sunshine                         | <b>50%</b>                  |

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.