

Wales 01081

ZIP code · MA · Massachusetts › Hampden County

BALANCED MARKET

\$349K

MEDIAN SALE PRICE

+11.9%

1-YR CHANGE

18

SALES (12 MO)

\$348K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



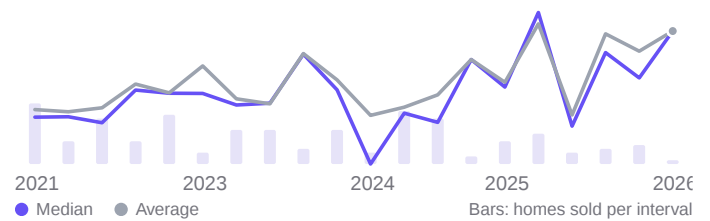
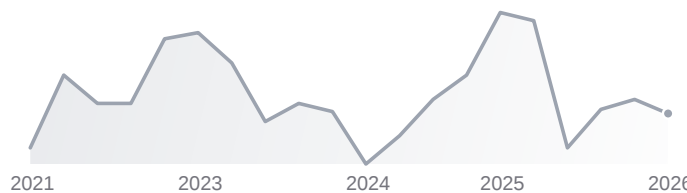
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$461K · Average \$461K

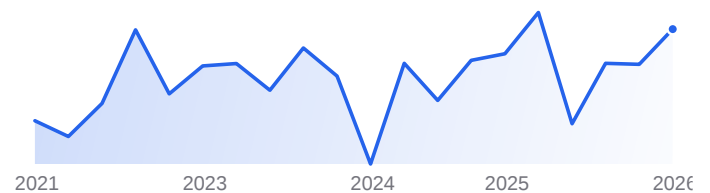
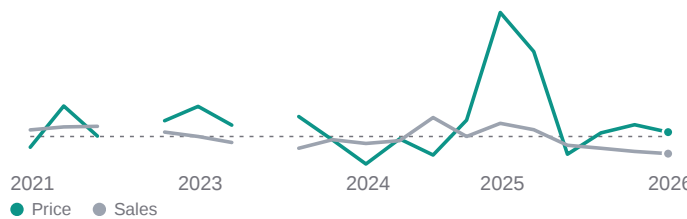


Growth (year over year)

Price +11.9% · Sales -47.1%

Price per square foot

\$296/ft²

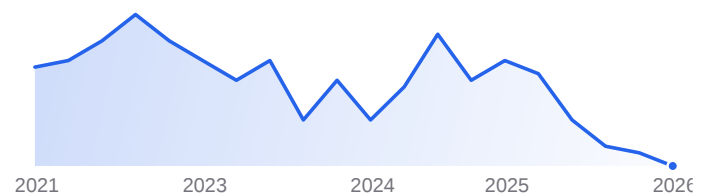
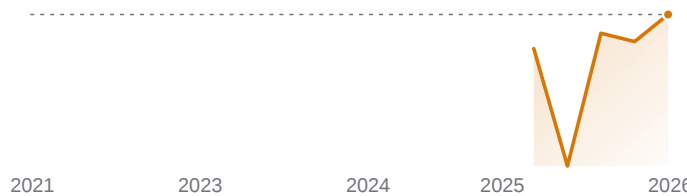


Sale premium vs estimated value

+0.0%

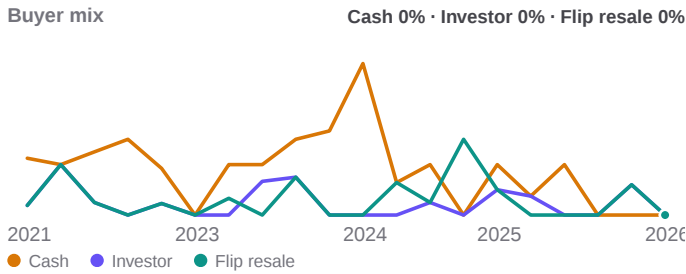
Annual turnover (share of homes sold)

2.4%

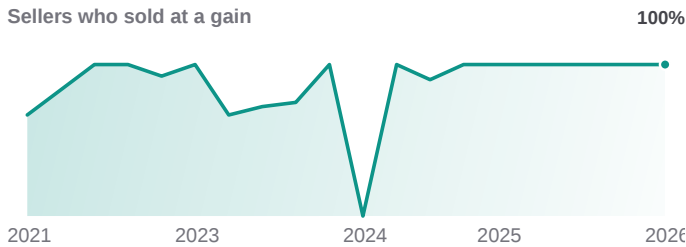


BUYERS & OUTCOMES

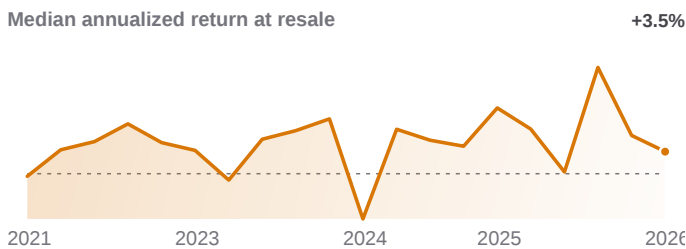
Buyer mix



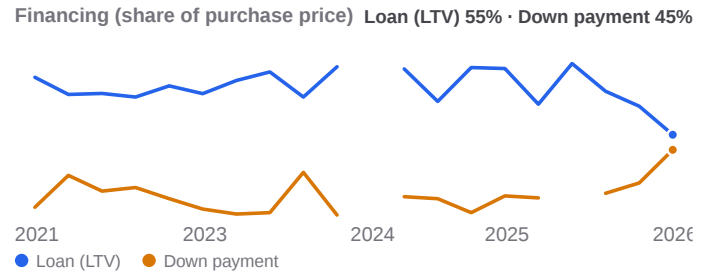
Sellers who sold at a gain



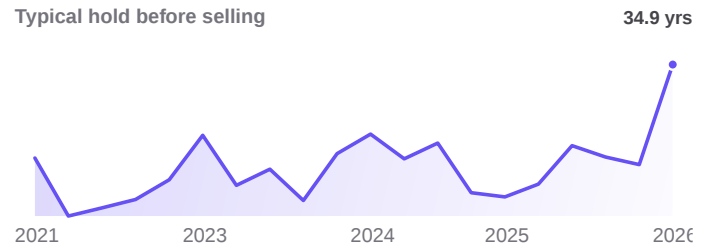
Median annualized return at resale



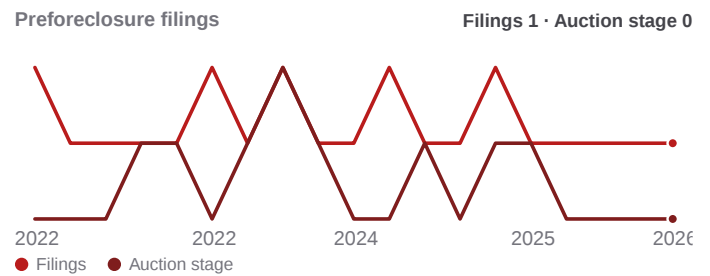
Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	757
Median value (AVM)	\$348K
Median size	1,323 ft²
Median bedrooms	3
Median year built	1969
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.3%
Owner occupied	60%
Company owned	6.7%
Median loan-to-value	44%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	1,591
Density	112 / mi²
Median household income	\$94K
Average household income	\$111K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	58
Homes occupied	84%
Bachelor's or higher	17%
Poverty rate	7.3%
Unemployment	1.7%
Average temp	46°F
Annual precip	50 in
Sunshine	50%

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