

Westfield 01085

ZIP code · MA · Massachusetts › Hampden County › Westfield

SELLER'S MARKET

\$389K

MEDIAN SALE PRICE

+7.6%

1-YR CHANGE

375

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



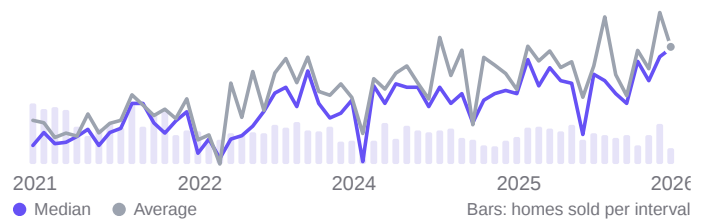
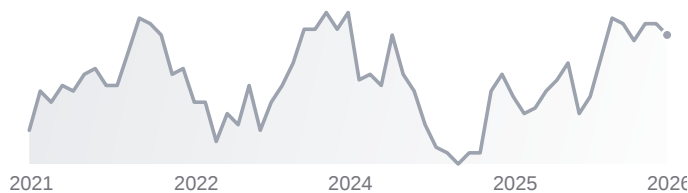
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$410K · Average \$412K

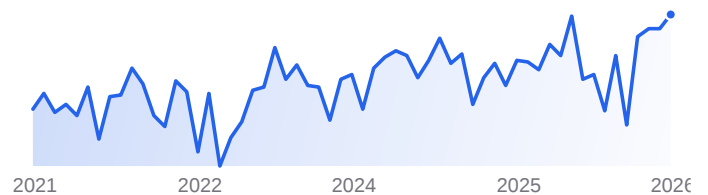
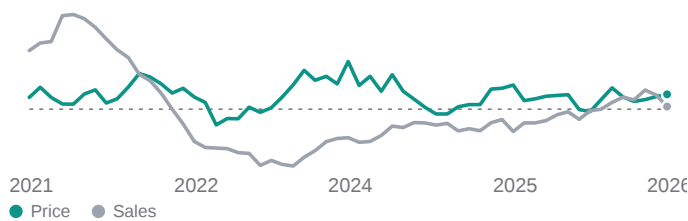


Growth (year over year)

Price +7.6% · Sales +1.4%

Price per square foot

\$252/ft²

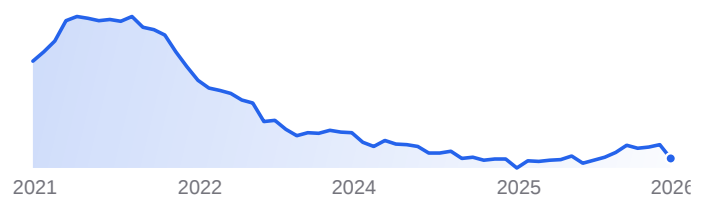
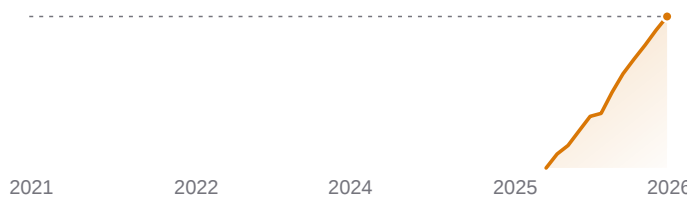


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

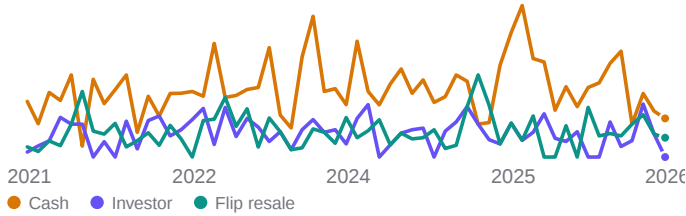
3.1%



BUYERS & OUTCOMES

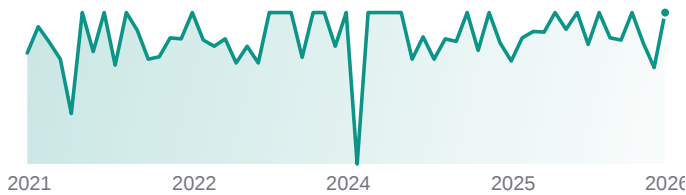
Buyer mix

Cash 12% · Investor 0% · Flip resale 5.9%



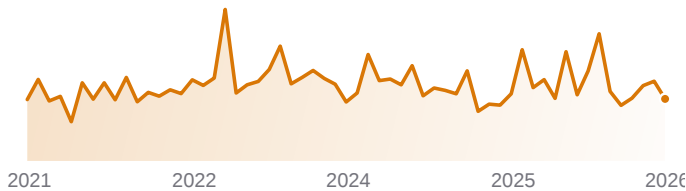
Sellers who sold at a gain

100%

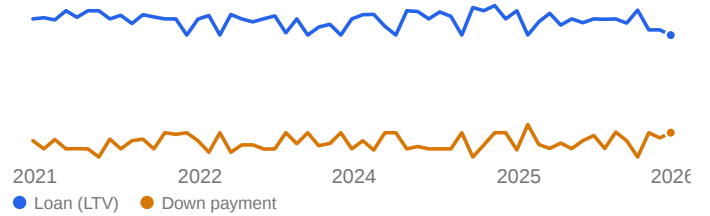


Median annualized return at resale

+3.9%

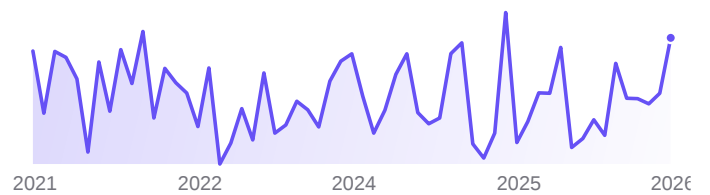


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



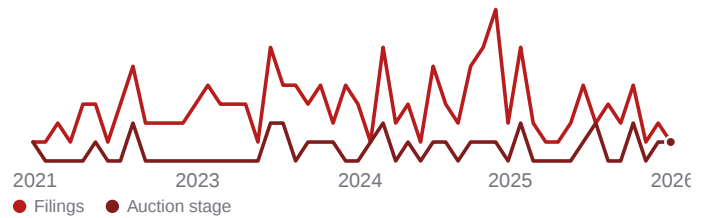
Typical hold before selling

16.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,970
Median value (AVM)	\$385K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1964
Single family	82%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.5%
Owner occupied	83%
Company owned	6.1%
Median loan-to-value	47%

Typical ownership tenure

18.1 yrs

COMMUNITY

Population	42,029
Density	668 / mi²
Median household income	\$83K
Average household income	\$101K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	7.3%
Unemployment	1.4%
Average temp	48°F
Annual precip	50 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.