

# West Hatfield 01088

ZIP code · MA · Massachusetts › Hampshire County

SELLER'S MARKET

**\$450K**

MEDIAN SALE PRICE

**6**

SALES (12 MO)

**\$496K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



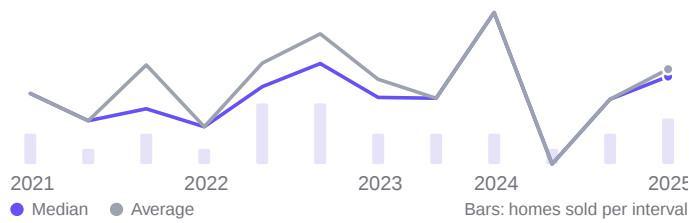
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$450K · Average \$487K

Growth (year over year)

Price -1.3% · Sales +25.0%

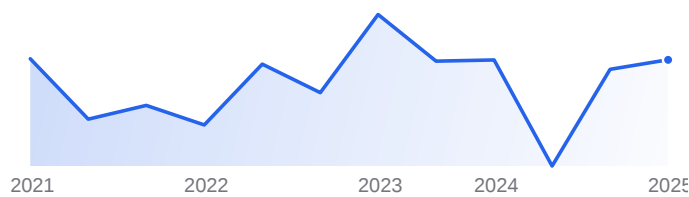


Price per square foot

\$245/ft²

Annual turnover (share of homes sold)

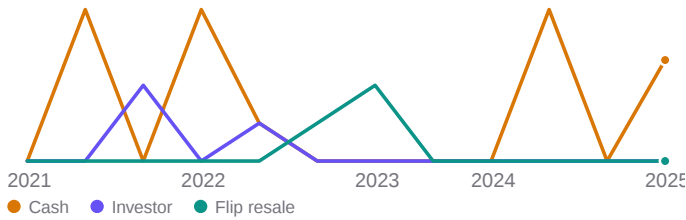
2.7%



## BUYERS & OUTCOMES

### Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



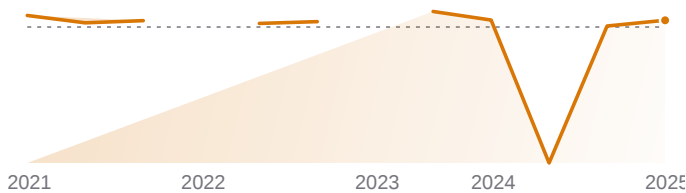
### Sellers who sold at a gain

100%

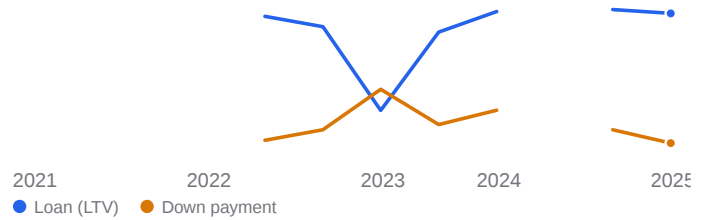


### Median annualized return at resale

+4.1%

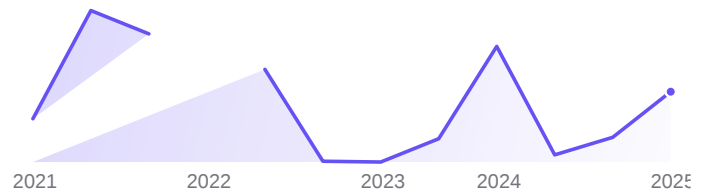


### Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



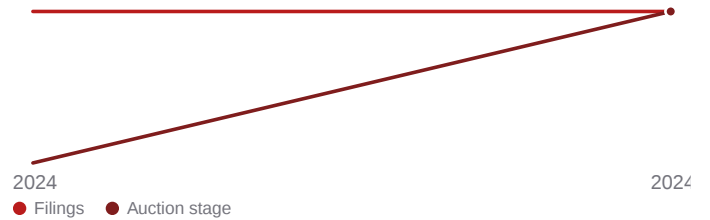
### Typical hold before selling

13.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 222       |
| Median value (AVM) | \$496K    |
| Median size        | 1,822 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1972      |
| Single family      | 88%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 72%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 70%      |
| Company owned                 | 13%      |
| Median loan-to-value          | 36%      |
| Typical ownership tenure      | 19.4 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 774       |
| Density                          | 138 / mi² |
| Median household income          | \$76K     |
| Average household income         | \$94K     |
| Crime index (US avg 100)         | 126       |
| Air pollution index (US avg 100) | 87        |
| Earthquake index (US avg 100)    | 57        |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 29%       |
| Poverty rate                     | 9.6%      |
| Unemployment                     | 1.1%      |
| Average temp                     | 48°F      |
| Annual precip                    | 46 in     |
| Sunshine                         | 50%       |

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.