

West Springfield 01089

ZIP code · MA · Massachusetts > Hampden County

BALANCED MARKET

\$358K

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

293

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

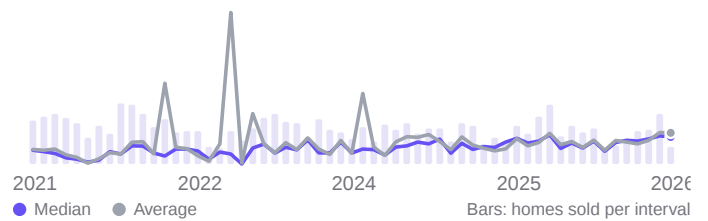
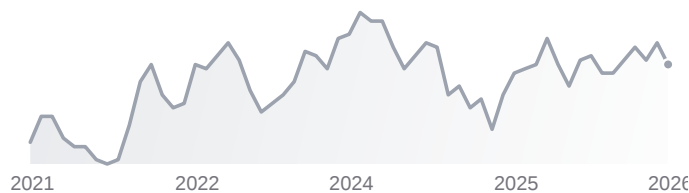
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$360K · Average \$381K

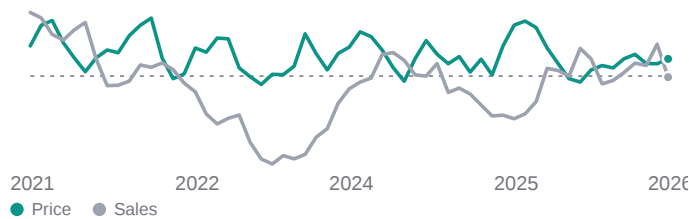


Growth (year over year)

Price +5.0% · Sales -0.3%

Price per square foot

\$273/ft²

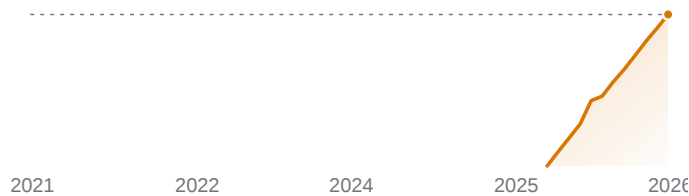


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

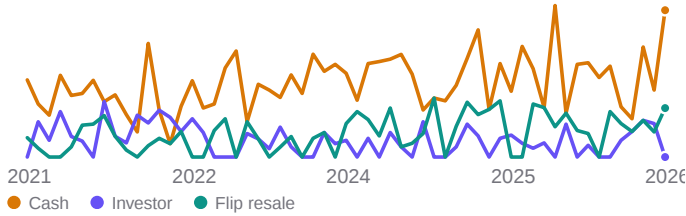
3.6%



BUYERS & OUTCOMES

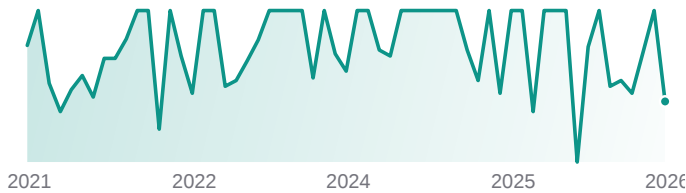
Buyer mix

Cash 46% · Investor 0% · Flip resale 15%



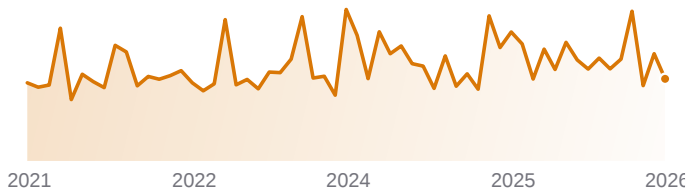
Sellers who sold at a gain

90%

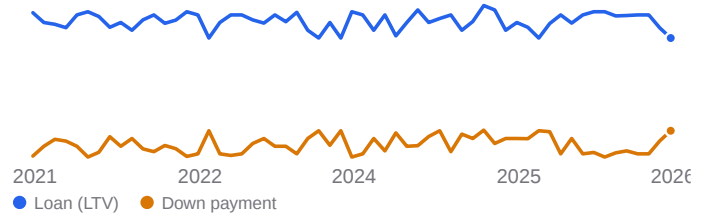


Median annualized return at resale

+4.1%

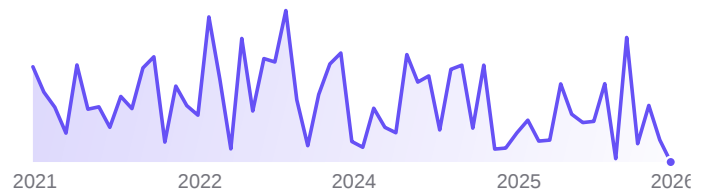


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



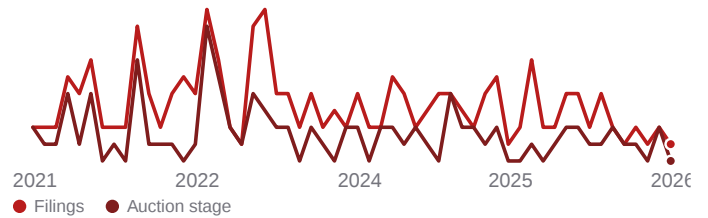
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,208
Median value (AVM)	\$350K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1953
Single family	79%
Condos	9.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	9.0%
Median loan-to-value	50%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	28,931
Density	1,665 / mi²
Median household income	\$79K
Average household income	\$97K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	9.6%
Unemployment	1.6%
Average temp	49°F
Annual precip	47 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.