

Springfield 01109

ZIP code · MA · Massachusetts · Hampden County · Springfield

BALANCED MARKET

\$277K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

304

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



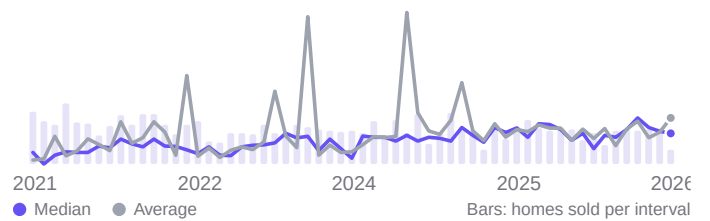
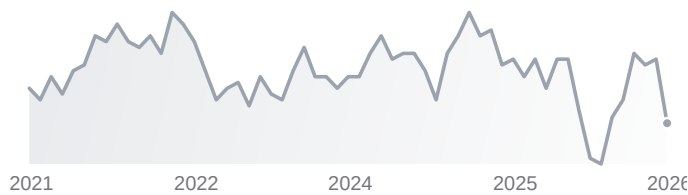
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$270K · Average \$310K

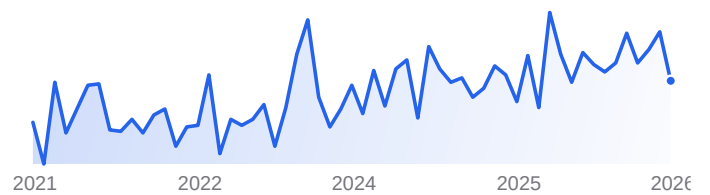
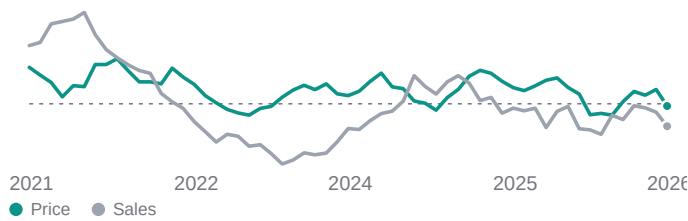


Growth (year over year)

Price -1.0% · Sales -10.3%

Price per square foot

\$156/ft²

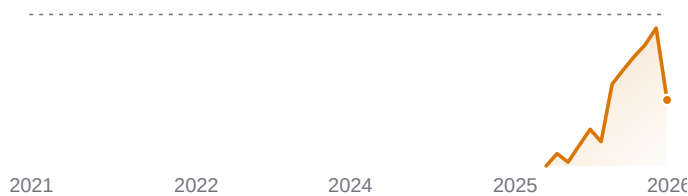


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

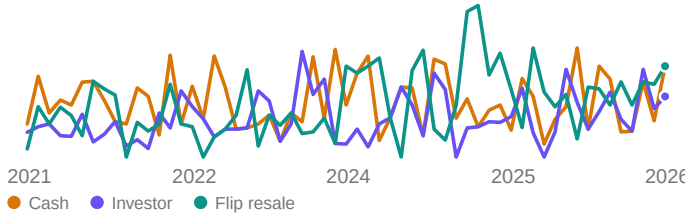
4.7%



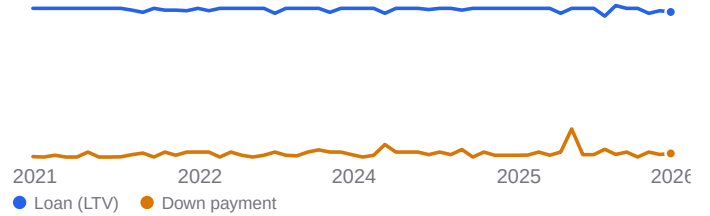
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 17% · Flip resale 25%

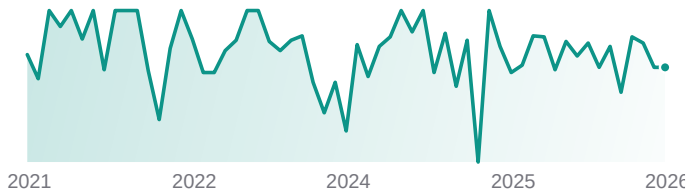


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.2%



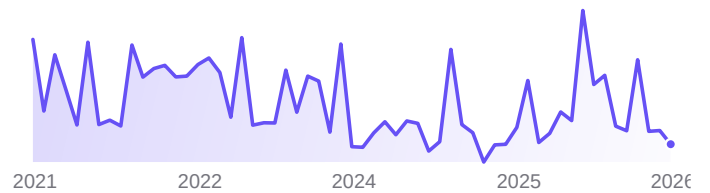
Sellers who sold at a gain

92%



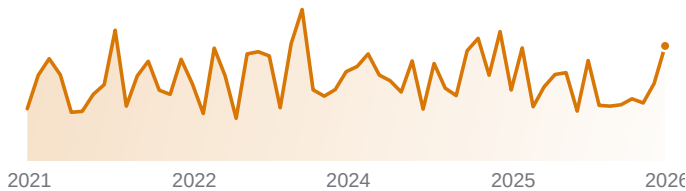
Typical hold before selling

2.7 yrs



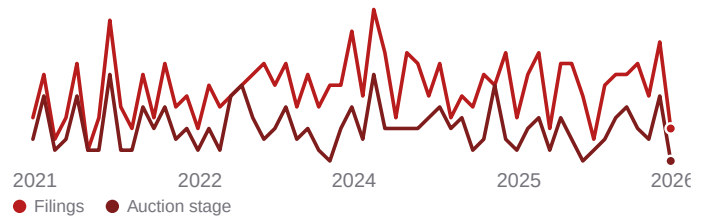
Median annualized return at resale

+10.6%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	6,512
Median value (AVM)	\$266K
Median size	1,535 ft²
Median bedrooms	3
Median year built	1924
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	73%
Company owned	9.4%
Median loan-to-value	46%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	30,719
Density	5,746 / mi²
Median household income	\$42K
Average household income	\$60K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	58
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	21.4%
Unemployment	1.0%
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.