

Indian Orchard 01151

ZIP code · MA · Massachusetts · Hampden County

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

79

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



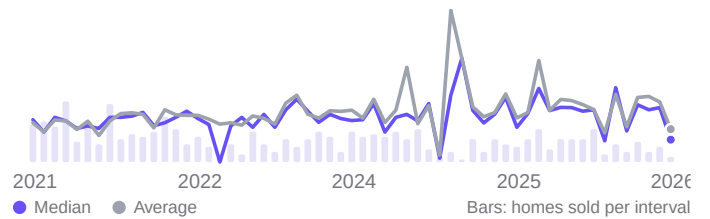
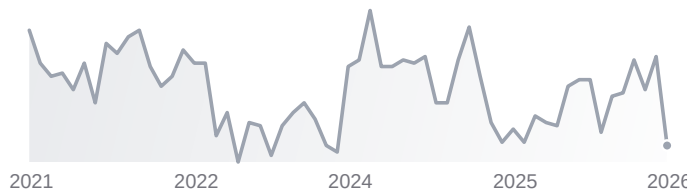
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$170K · Average \$212K

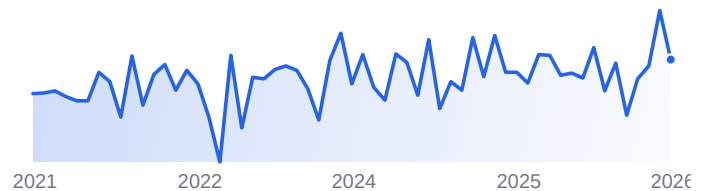
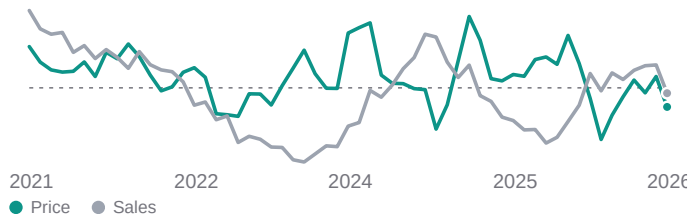


Growth (year over year)

Price -12.9% · Sales -3.7%

Price per square foot

\$191/ft²

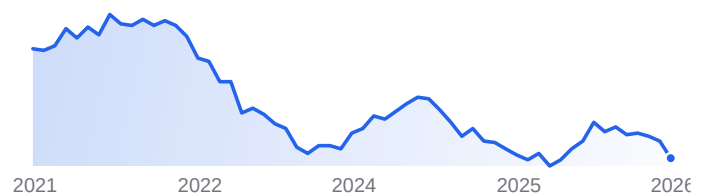
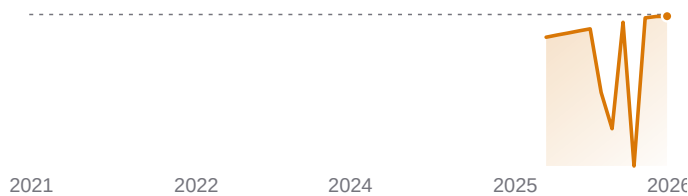


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

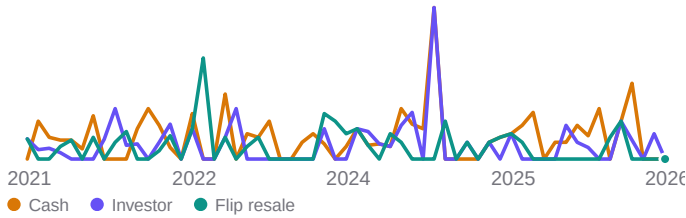
3.8%



BUYERS & OUTCOMES

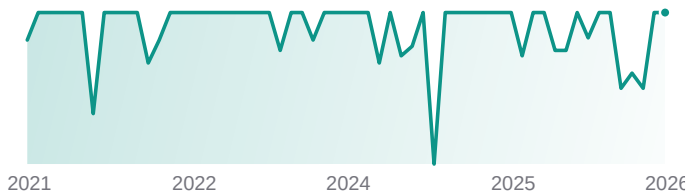
Buyer mix

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



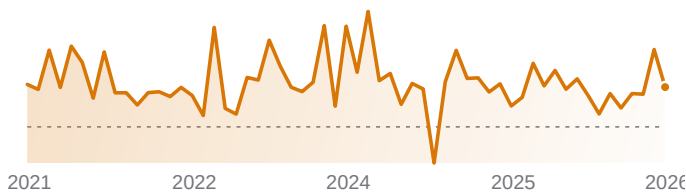
Sellers who sold at a gain

100%

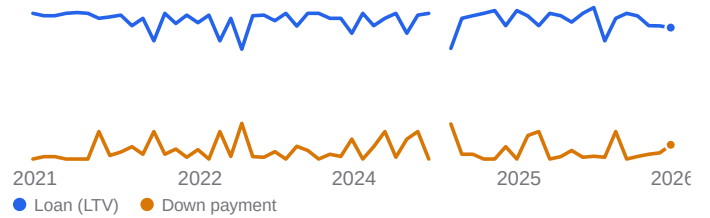


Median annualized return at resale

+5.2%

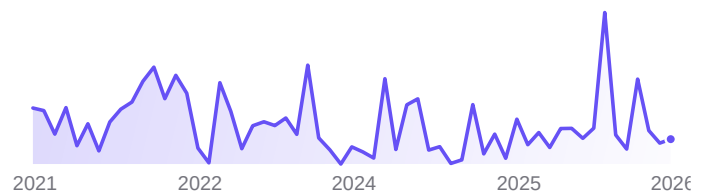


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



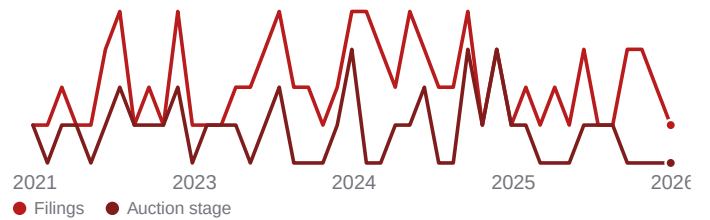
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,073
Median value (AVM)	\$272K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1946
Single family	63%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	69%
Company owned	9.1%
Median loan-to-value	48%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	8,995
Density	3,612 / mi²
Median household income	\$53K
Average household income	\$63K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	55
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	17.5%
Unemployment	1.2%
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.