

Newton

City · MA · Massachusetts › Middlesex County

BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

+6.9%

1-YR CHANGE

191

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



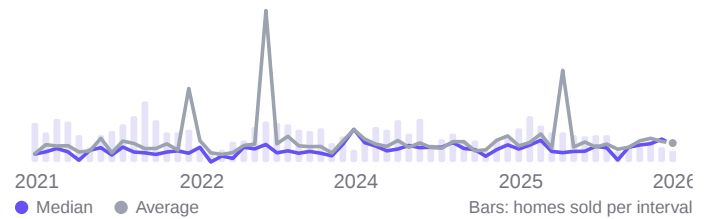
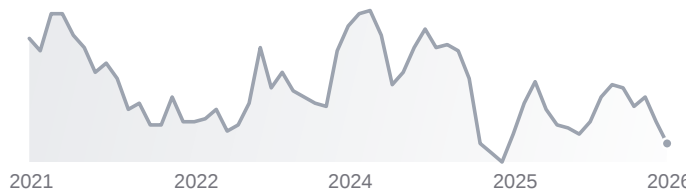
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$1.4M · Average \$1.5M

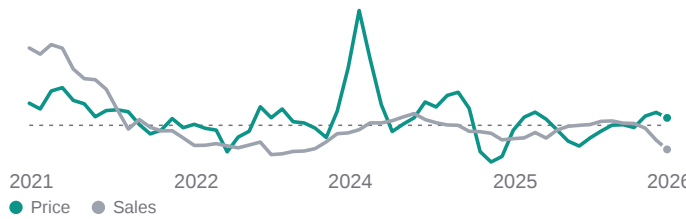


Growth (year over year)

Price +6.9% · Sales -22.0%

Price per square foot

\$636/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

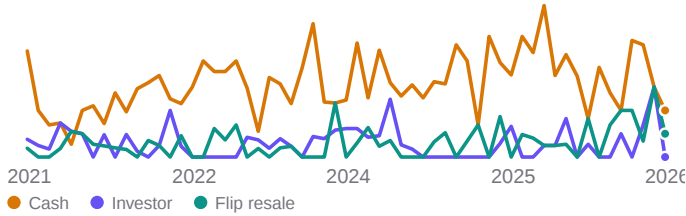
2.7%



BUYERS & OUTCOMES

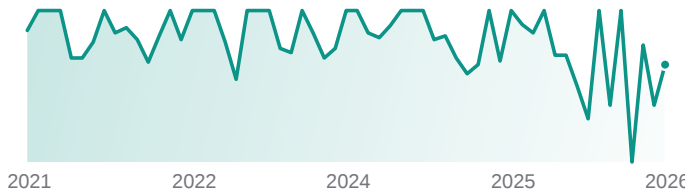
Buyer mix

Cash 18% · Investor 0% · Flip resale 9.1%



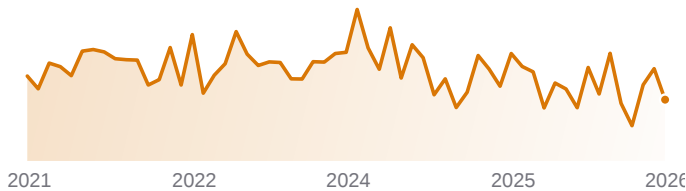
Sellers who sold at a gain

86%

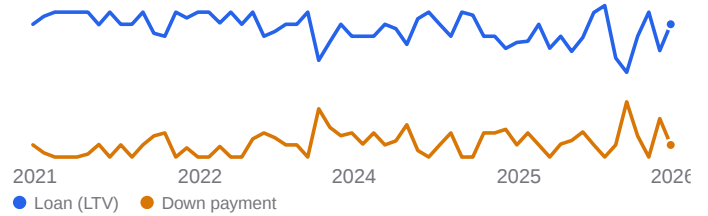


Median annualized return at resale

+3.1%

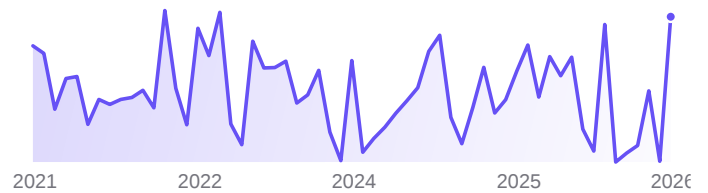


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



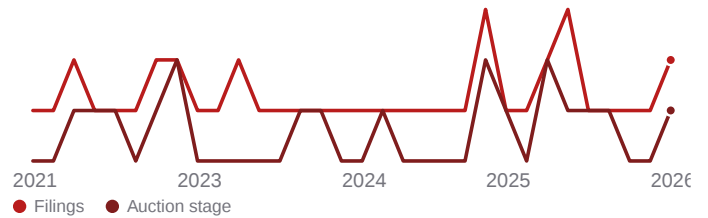
Typical hold before selling

20.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,966
Median value (AVM)	\$1.3M
Median size	2,292 ft²
Median bedrooms	4
Median year built	1926
Single family	33%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	22%
Median loan-to-value	37%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	90,857
Density	5,096 / mi²
Median household income	\$170K
Average household income	\$230K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	72
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	4.3%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

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.