

Boston 02108

ZIP code · MA · Massachusetts > Suffolk County > Boston

SELLER'S MARKET

\$2.8M

MEDIAN SALE PRICE

+55.7%

1-YR CHANGE

65

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

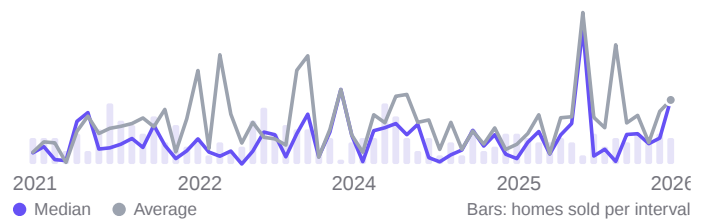
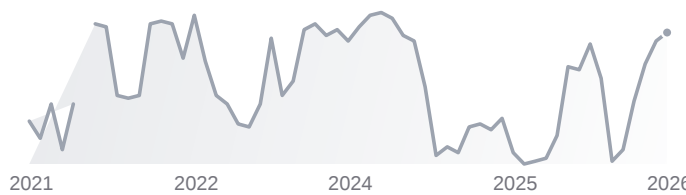
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$4.4M · Average \$4.4M

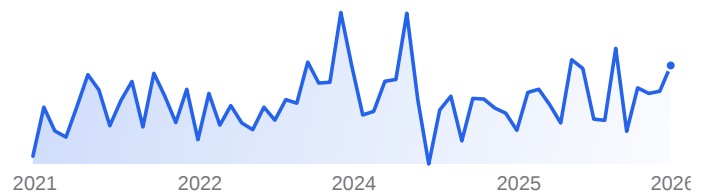
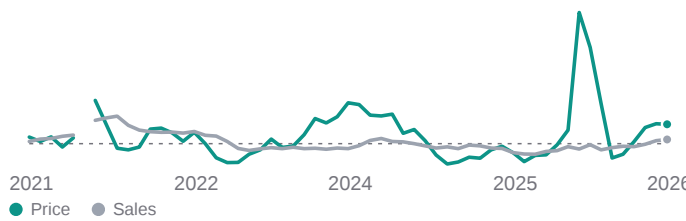


Growth (year over year)

Price +55.7% · Sales +12.1%

Price per square foot

\$1584/ft²

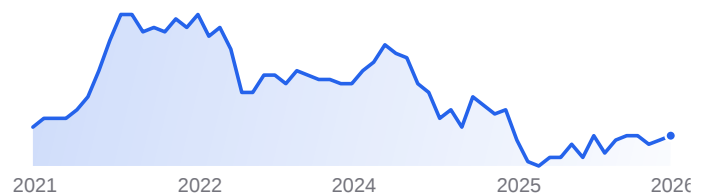


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

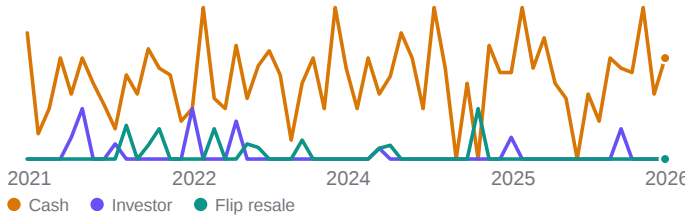
4.4%



BUYERS & OUTCOMES

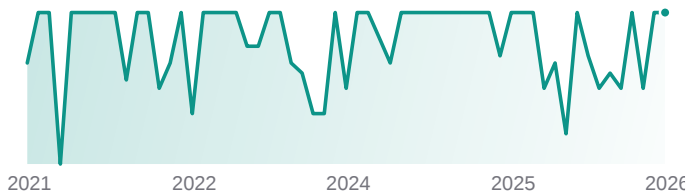
Buyer mix

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



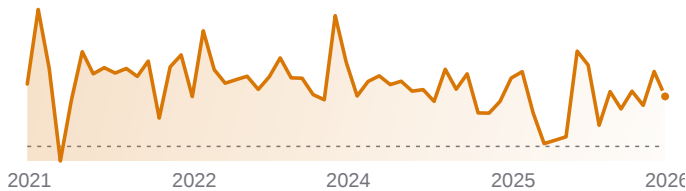
Sellers who sold at a gain

100%

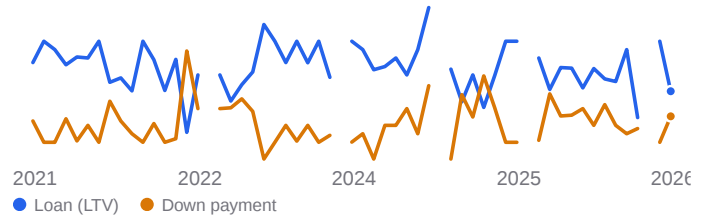


Median annualized return at resale

+2.8%

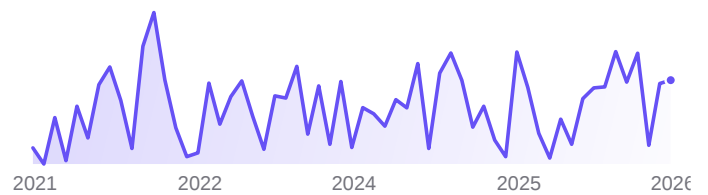


Financing (share of purchase price) Loan (LTV) 50% · Down payment 35%



Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,489
Median value (AVM)	\$1.5M
Median size	1,291 ft²
Median bedrooms	2
Median year built	1899
Single family	16%
Condos	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.5%
Owner occupied	38%
Company owned	29%
Median loan-to-value	20%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	4,496
Density	33,417 / mi²
Median household income	\$155K
Average household income	\$242K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	75
Homes occupied	84%
Bachelor's or higher	38%
Poverty rate	7.5%
Unemployment	1.6%
Average temp	50°F
Annual precip	46 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.