

Boston 02109

ZIP code · MA · Massachusetts › Suffolk County › Boston

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+50.2%

1-YR CHANGE

46

SALES (12 MO)

\$998K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

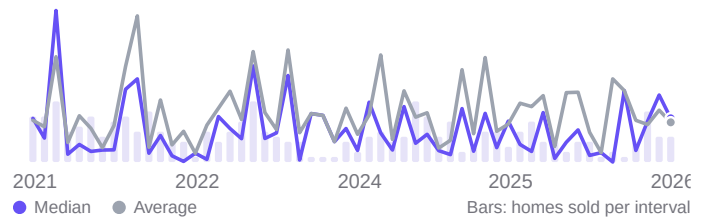
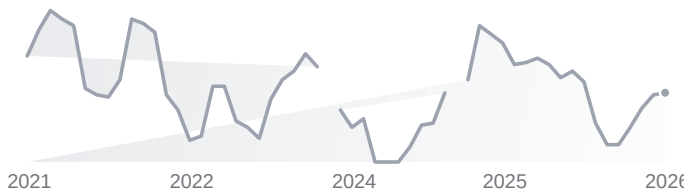
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.3M · Average \$1.2M

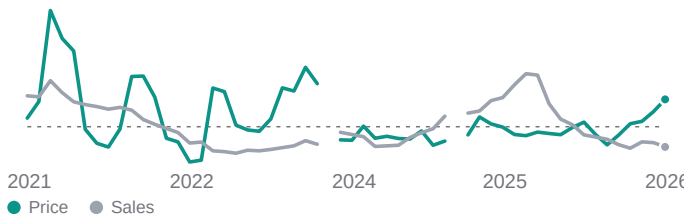


Growth (year over year)

Price +50.2% · Sales -37.0%

Price per square foot

\$856/ft²



Sale premium vs estimated value

-21.2%

Annual turnover (share of homes sold)

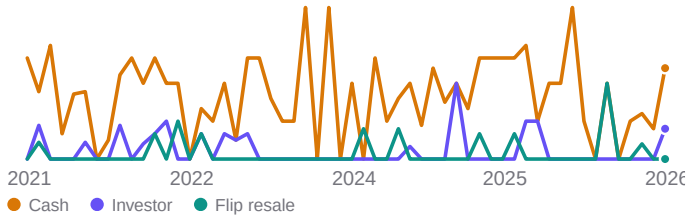
3.5%



BUYERS & OUTCOMES

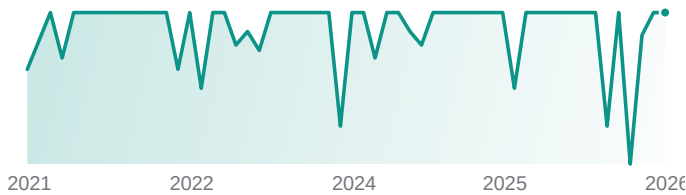
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



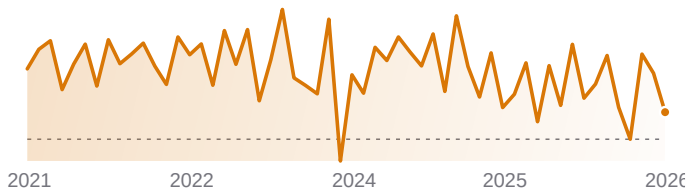
Sellers who sold at a gain

100%

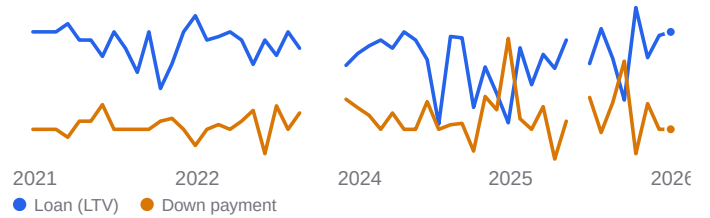


Median annualized return at resale

+1.3%

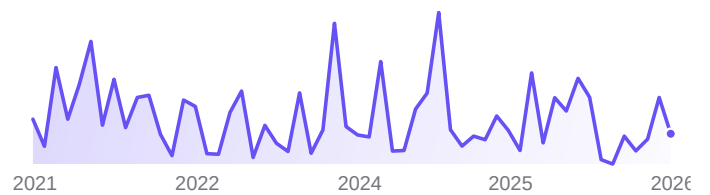


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,333
Median value (AVM)	\$998K
Median size	1,028 ft²
Median bedrooms	2
Median year built	1900
Single family	0.4%
Condos	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	46%
Company owned	25%
Median loan-to-value	29%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	4,605
Density	16,022 / mi²
Median household income	\$144K
Average household income	\$158K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	77
Homes occupied	87%
Bachelor's or higher	42%
Poverty rate	10.6%
Unemployment	1.4%
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.