

Boston 02116

ZIP code · MA · Massachusetts › Suffolk County › Boston

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

325

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



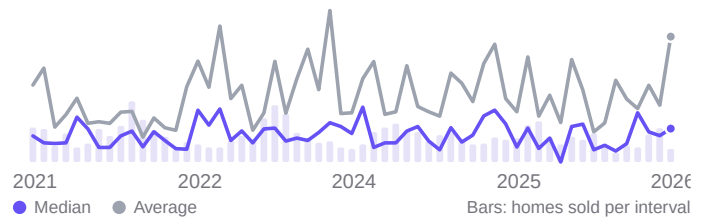
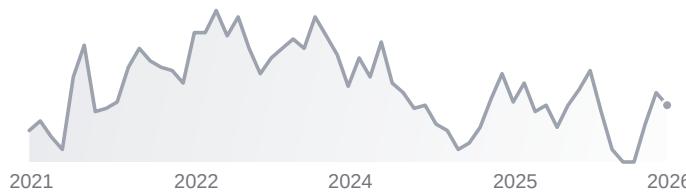
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$1.6M · Average \$3.6M

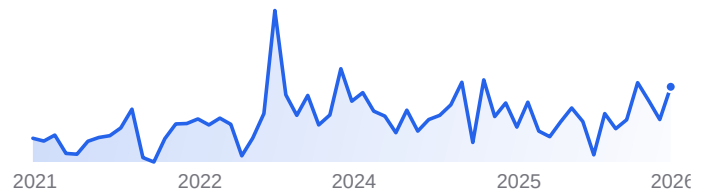
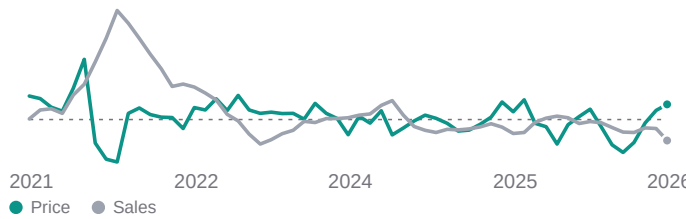


Growth (year over year)

Price +14.7% · Sales -20.1%

Price per square foot

\$1436/ft²

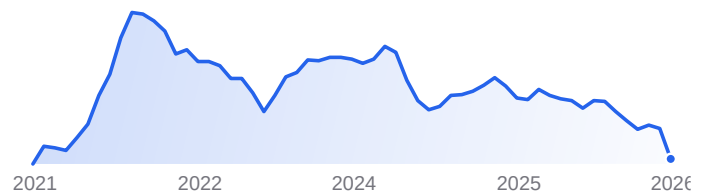


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

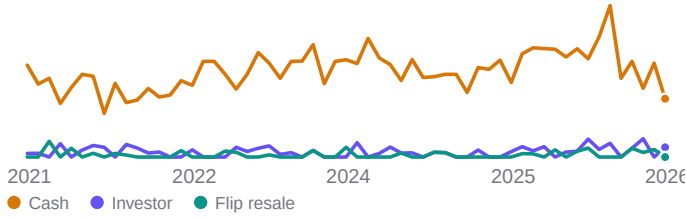
4.3%



BUYERS & OUTCOMES

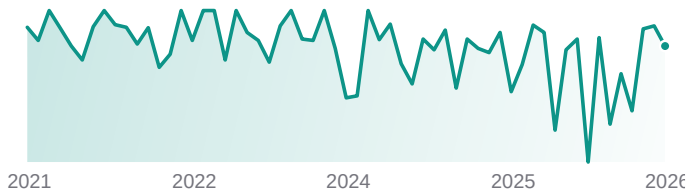
Buyer mix

Cash 35% · Investor 5.9% · Flip resale 0%



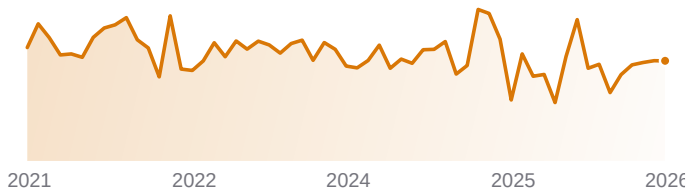
Sellers who sold at a gain

94%

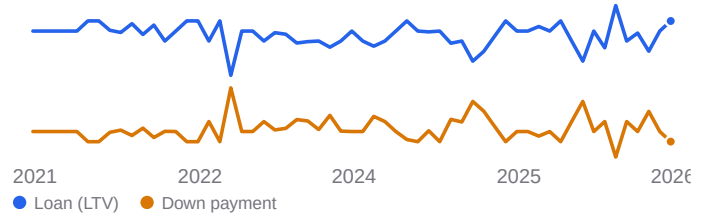


Median annualized return at resale

+3.5%

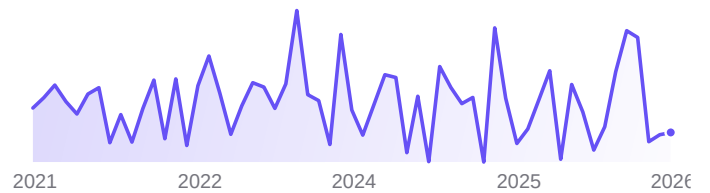


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



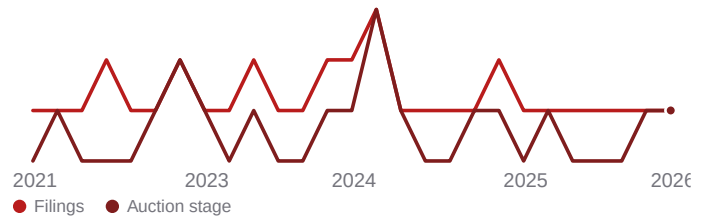
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,520
Median value (AVM)	\$1.3M
Median size	1,070 ft²
Median bedrooms	2
Median year built	1899
Single family	4.1%
Condos	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.1%
Owner occupied	36%
Company owned	29%
Median loan-to-value	25%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	22,268
Density	35,007 / mi²
Median household income	\$141K
Average household income	\$216K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	80
Homes occupied	89%
Bachelor's or higher	33%
Poverty rate	11.3%
Unemployment	1.2%
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.