

Boston 02118

ZIP code · MA · Massachusetts > Suffolk County > Boston

BUYER'S MARKET

\$1M

MEDIAN SALE PRICE

-16.5%

1-YR CHANGE

281

SALES (12 MO)

\$999K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



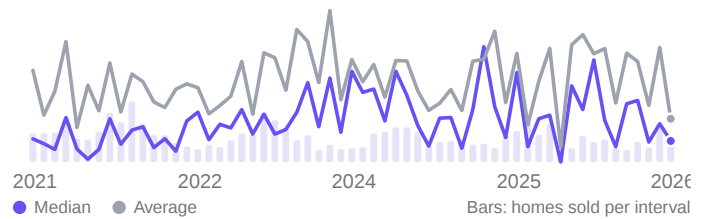
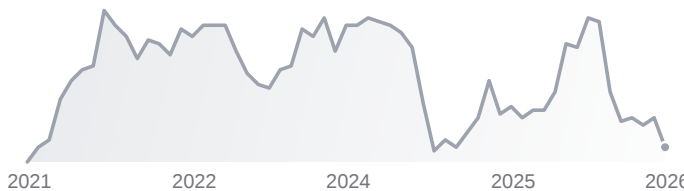
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$975K · Average \$1.2M

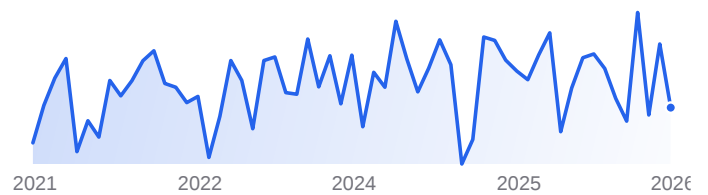
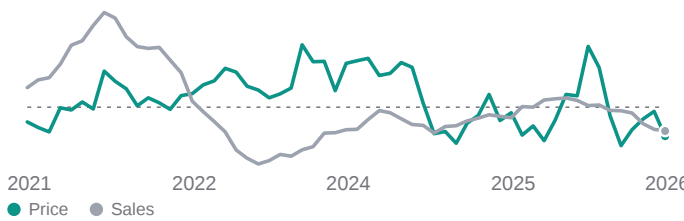


Growth (year over year)

Price -16.5% · Sales -13.5%

Price per square foot

\$1024/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

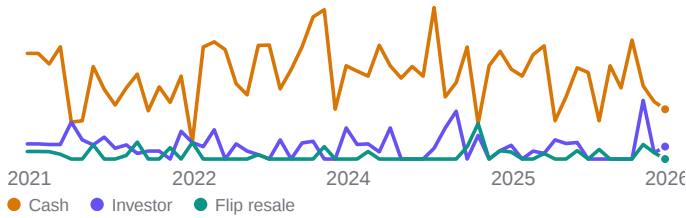
4.5%



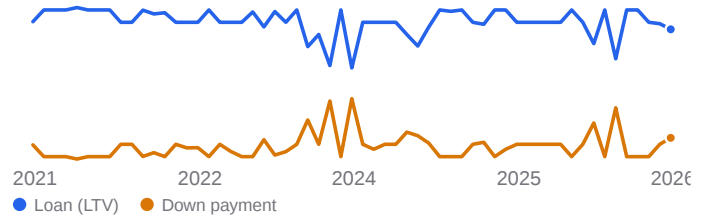
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 5.0% · Flip resale 0%

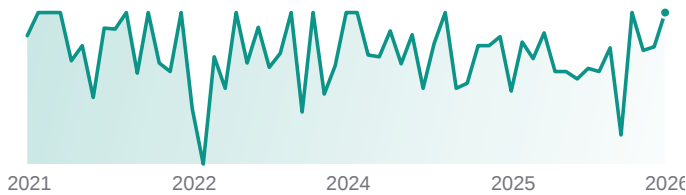


Financing (share of purchase price) Loan (LTV) 72% · Down payment 28%



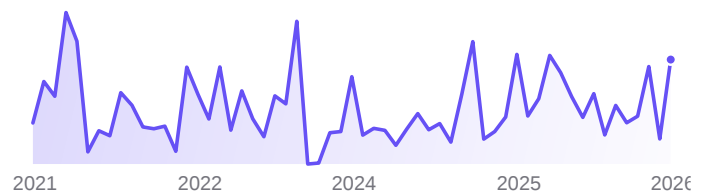
Sellers who sold at a gain

100%



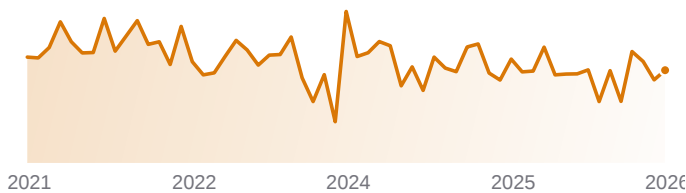
Typical hold before selling

12.1 yrs



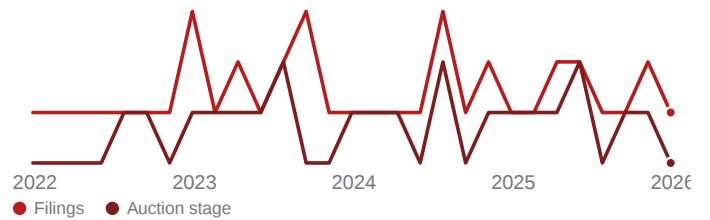
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,232
Median value (AVM)	\$999K
Median size	1,024 ft²
Median bedrooms	2
Median year built	1900
Single family	3.9%
Condos	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.9%
Owner occupied	49%
Company owned	21%
Median loan-to-value	43%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	29,733
Density	26,785 / mi²
Median household income	\$97K
Average household income	\$146K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	80
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	22.4%
Unemployment	1.1%
Average temp	50°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.