

Roslindale 02131

ZIP code · MA · Massachusetts > Suffolk County

BALANCED MARKET

\$753K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

246

SALES (12 MO)

\$696K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



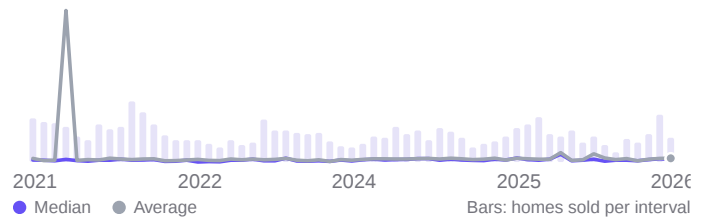
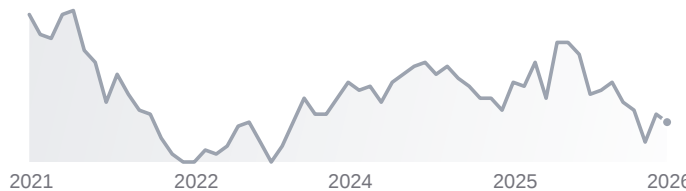
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$740K · Average \$826K

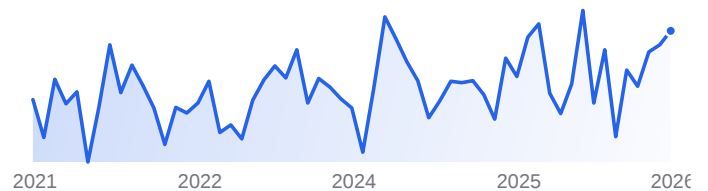
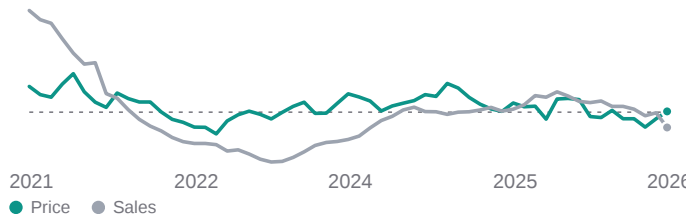


Growth (year over year)

Price +0.6% · Sales -11.5%

Price per square foot

\$541/ft²

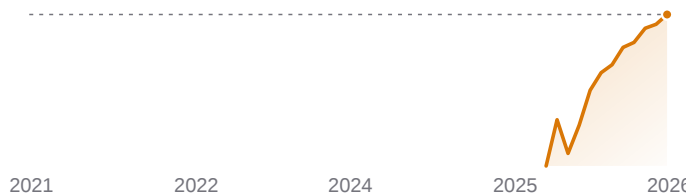


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

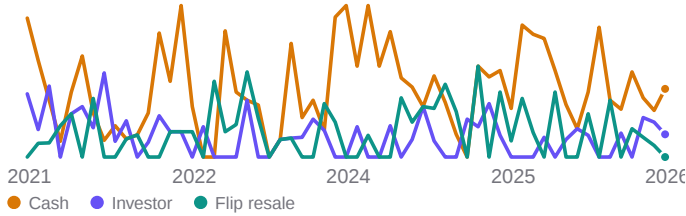
3.2%



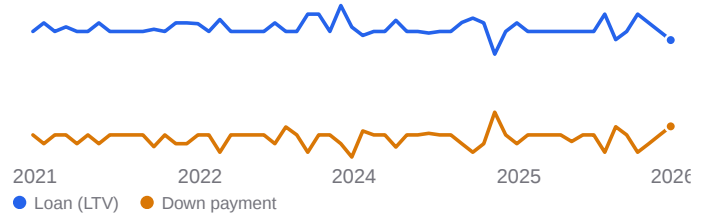
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 5.0% · Flip resale 0%

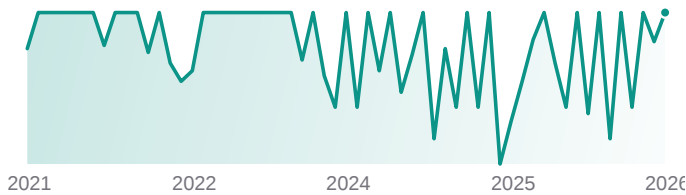


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



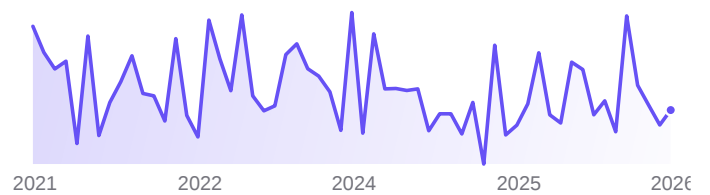
Sellers who sold at a gain

100%



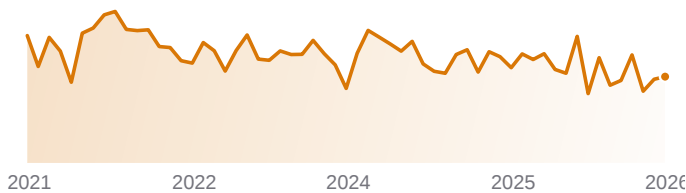
Typical hold before selling

7.5 yrs



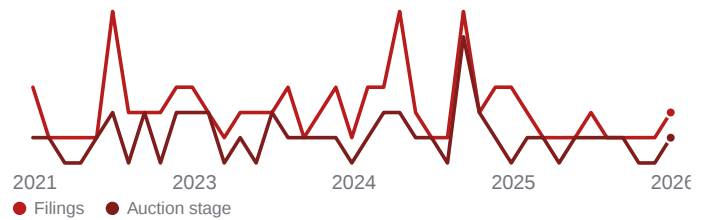
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	7,665
Median value (AVM)	\$696K
Median size	1,657 ft²
Median bedrooms	3
Median year built	1920
Single family	44%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	29,422
Density	10,044 / mi²
Median household income	\$105K
Average household income	\$135K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	73
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	10.8%
Unemployment	1.3%
Average temp	50°F
Annual precip	48 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.