

Allston 02134

ZIP code · MA · Massachusetts > Suffolk County

BUYER'S MARKET

\$678K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

75

SALES (12 MO)

\$550K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



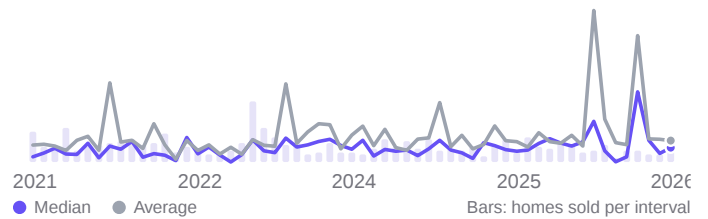
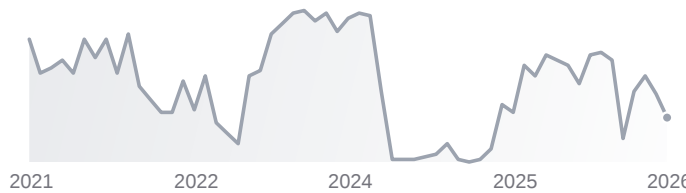
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$665K · Average \$822K

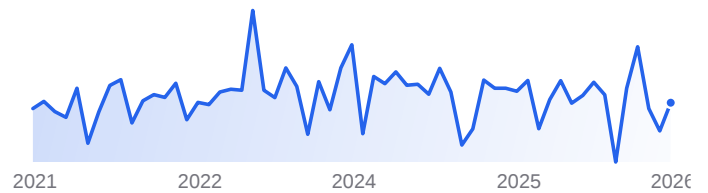
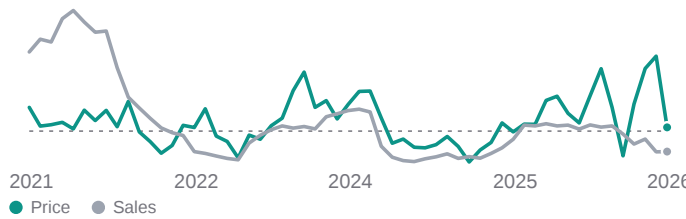


Growth (year over year)

Price +4.0% · Sales -21.9%

Price per square foot

\$564/ft²

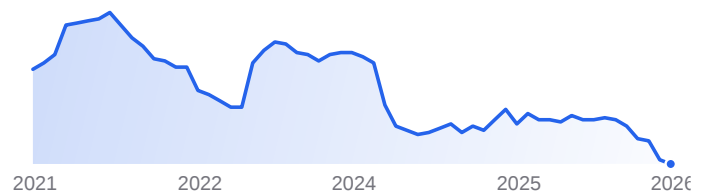
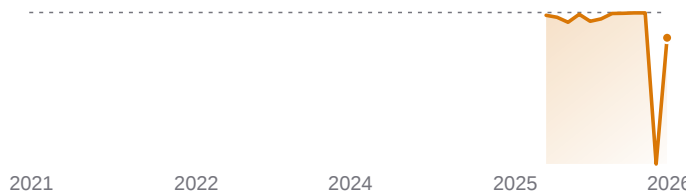


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

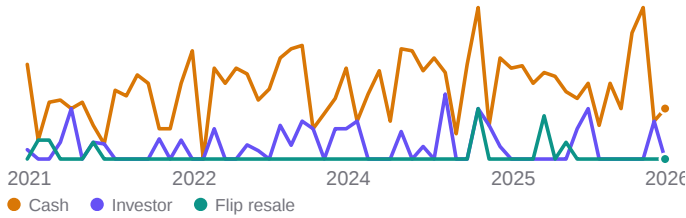
2.1%



BUYERS & OUTCOMES

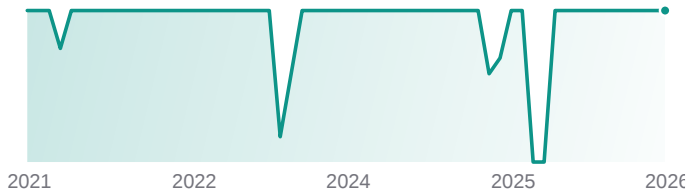
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



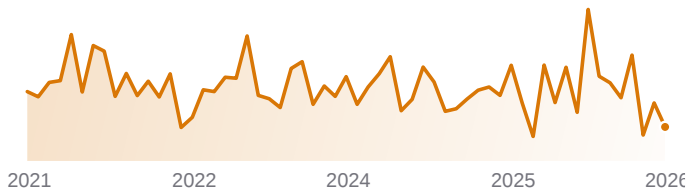
Sellers who sold at a gain

100%

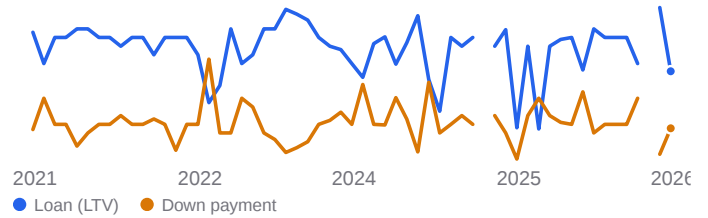


Median annualized return at resale

+2.1%

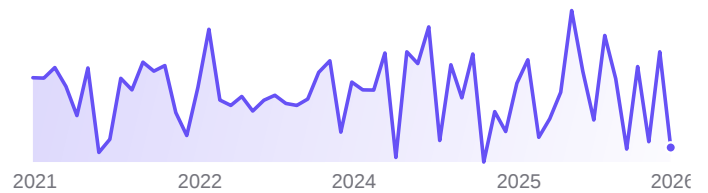


Financing (share of purchase price) Loan (LTV) 56% · Down payment 23%



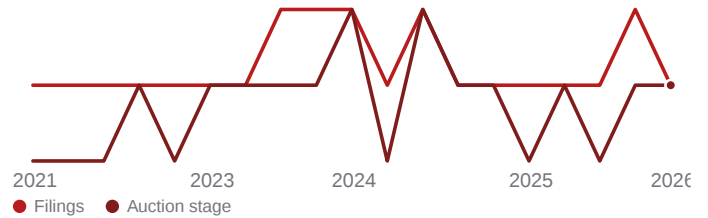
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,516
Median value (AVM)	\$550K
Median size	1,190 ft²
Median bedrooms	2
Median year built	1920
Single family	10%
Condos	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.9%
Owner occupied	34%
Company owned	29%
Median loan-to-value	26%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	23,966
Density	17,004 / mi²
Median household income	\$75K
Average household income	\$90K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	43%
Poverty rate	20.9%
Unemployment	1.3%
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.