

Medford 02155

ZIP code · MA · Massachusetts › Middlesex County › Medford

BUYER'S MARKET

\$863K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

455

SALES (12 MO)

\$798K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



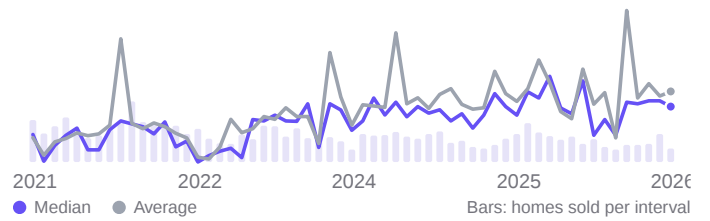
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$850K · Average \$903K

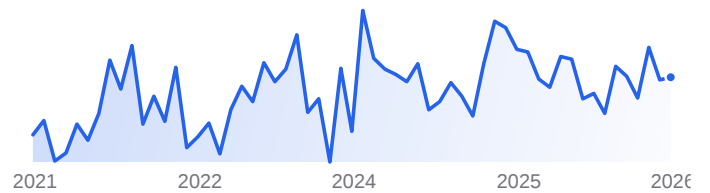
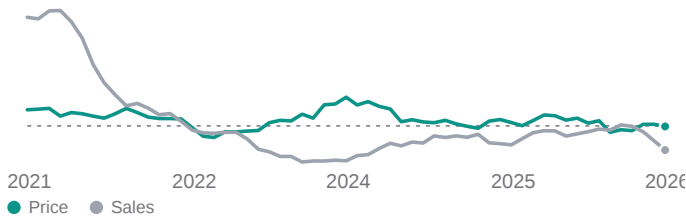


Growth (year over year)

Price -0.4% · Sales -18.0%

Price per square foot

\$516/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

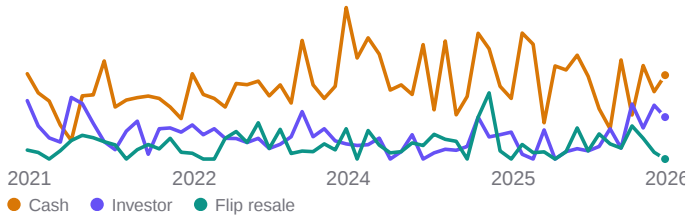
2.8%



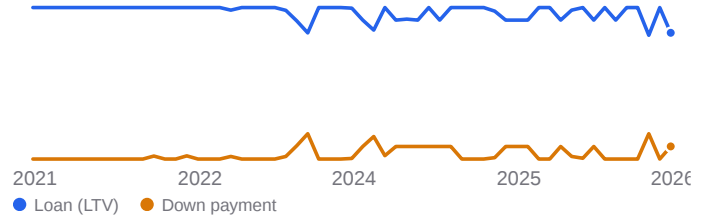
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 12% · Flip resale 0%

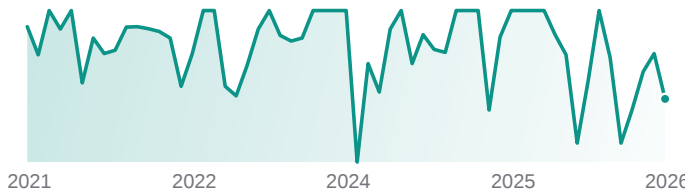


Financing (share of purchase price) Loan (LTV) 70% · Down payment 25%



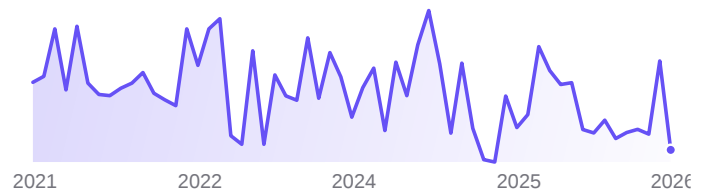
Sellers who sold at a gain

89%



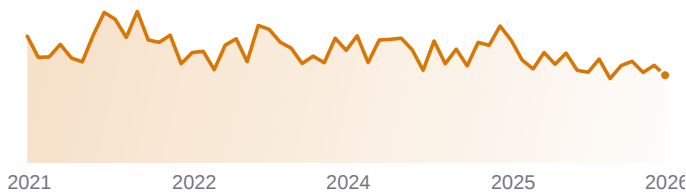
Typical hold before selling

5.2 yrs



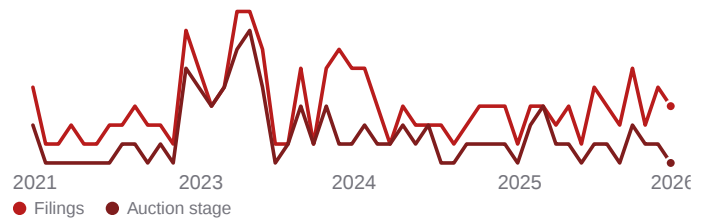
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	16,117
Median value (AVM)	\$798K
Median size	1,722 ft²
Median bedrooms	3
Median year built	1920
Single family	49%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	76%
Company owned	19%
Median loan-to-value	42%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	61,548
Density	7,108 / mi ²
Median household income	\$113K
Average household income	\$146K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	82
Homes occupied	95%
Bachelor's or higher	32%
Poverty rate	7.2%
Unemployment	1.1%
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.