

Boston 02199

ZIP code · MA · Massachusetts > Suffolk County > Boston

BALANCED MARKET

\$3.9M

MEDIAN SALE PRICE

+69.2%

1-YR CHANGE

14

SALES (12 MO)

\$3.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

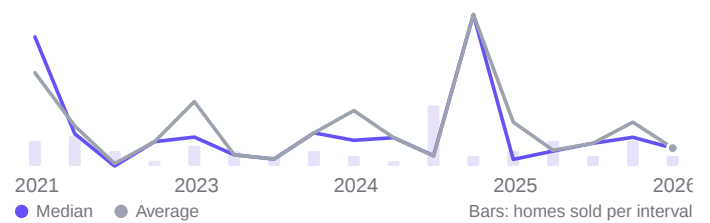
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$3.9M · Average \$3.9M

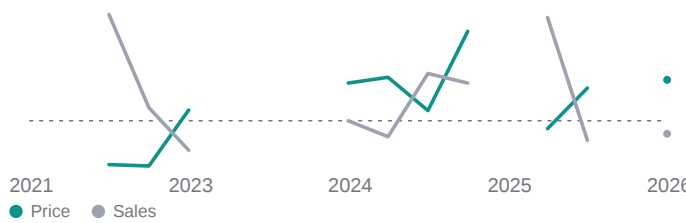


Growth (year over year)

Price +69.2% · Sales -22.2%

Price per square foot

\$1847/ft²

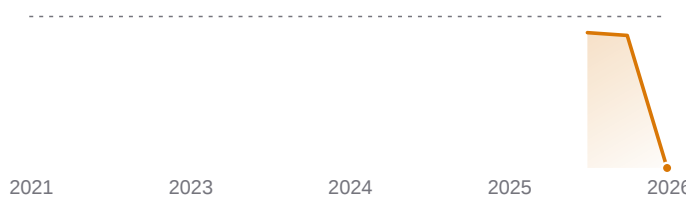


Sale premium vs estimated value

-10.2%

Annual turnover (share of homes sold)

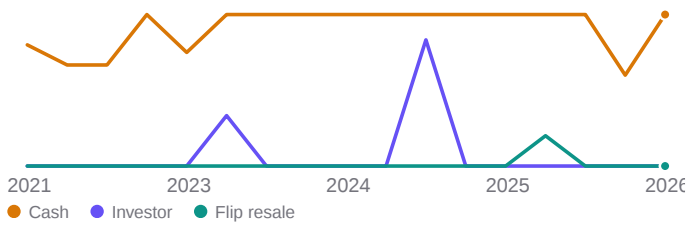
9.5%



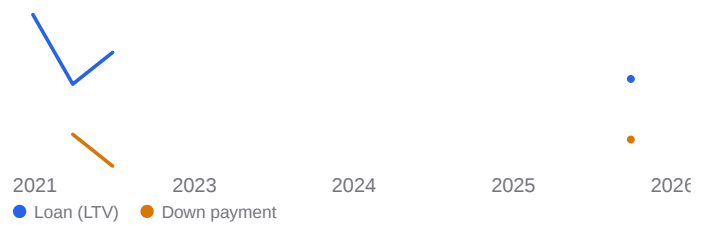
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

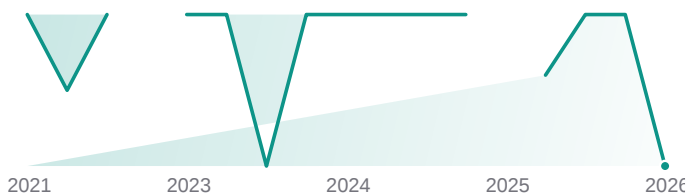


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



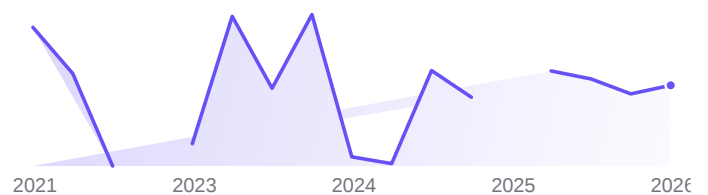
Sellers who sold at a gain

50%



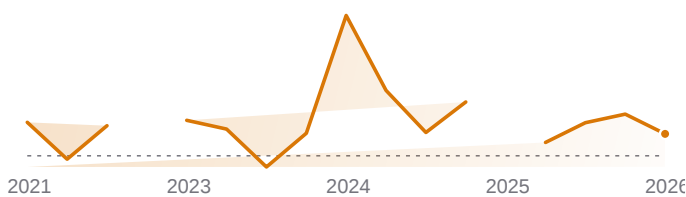
Typical hold before selling

10.3 yrs



Median annualized return at resale

+2.3%



HOUSING STOCK

Homes	148
Median value (AVM)	\$3.8M
Median size	1,786 ft²
Median bedrooms	2
Median year built	2007
Single family	0%
Condos	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	0%
Owner occupied	27%
Company owned	51%
Median loan-to-value	0%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	1,256
Density	26,319 / mi²
Median household income	\$110K
Average household income	\$131K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	75
Homes occupied	87%
Bachelor's or higher	37%
Poverty rate	12.8%
Unemployment	1.1%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.