

Waltham 02451

ZIP code · MA · Massachusetts › Middlesex County › Waltham

BALANCED MARKET

\$791K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

140

SALES (12 MO)

\$781K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



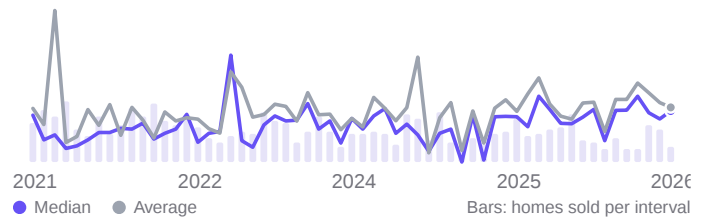
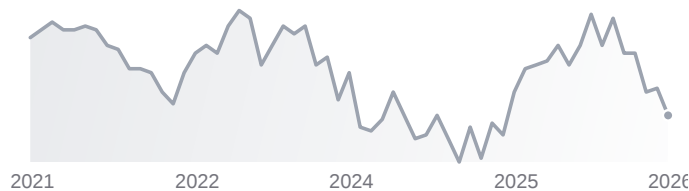
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$810K · Average \$832K

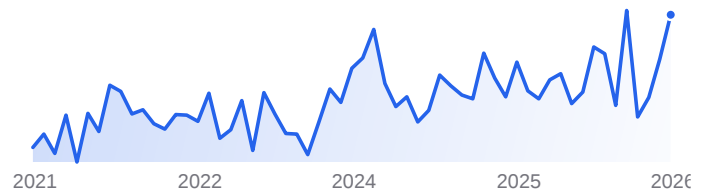
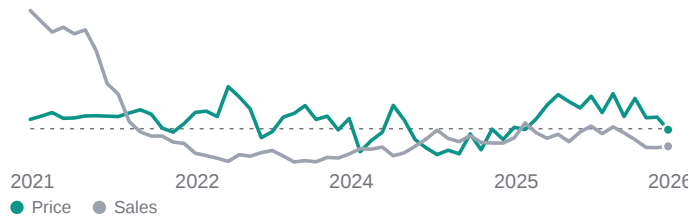


Growth (year over year)

Price -0.8% · Sales -13.0%

Price per square foot

\$580/ft²

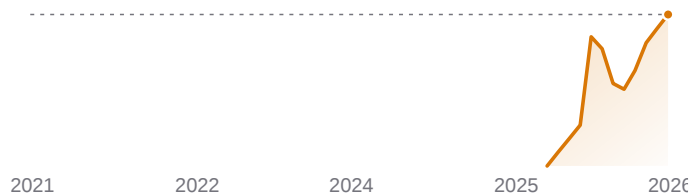


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

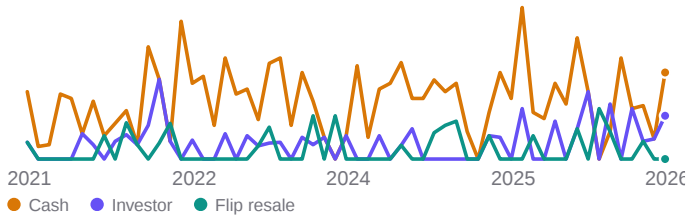
2.8%



BUYERS & OUTCOMES

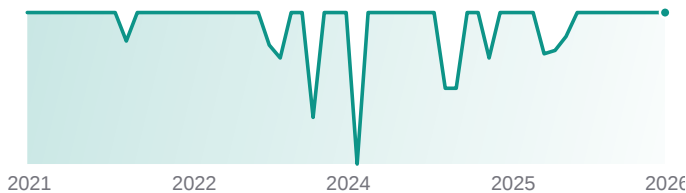
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



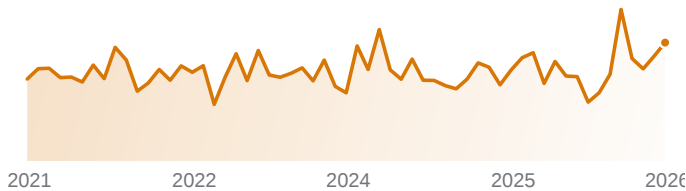
Sellers who sold at a gain

100%

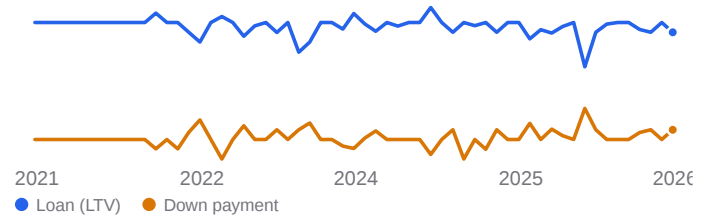


Median annualized return at resale

+6.5%

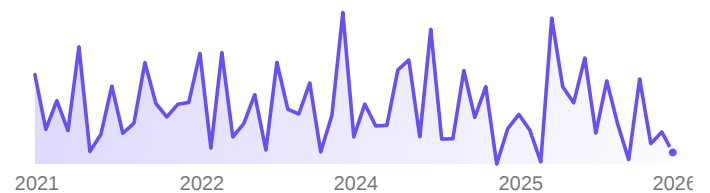


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



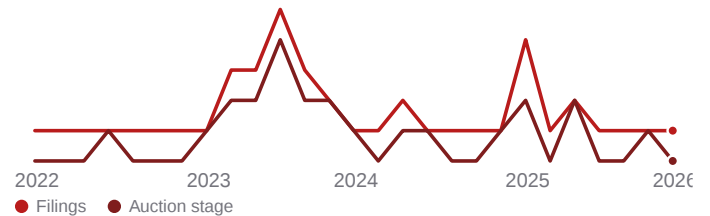
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,967
Median value (AVM)	\$781K
Median size	1,784 ft²
Median bedrooms	3
Median year built	1957
Single family	76%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	21%
Median loan-to-value	42%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	16,966
Density	3,036 / mi²
Median household income	\$126K
Average household income	\$156K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	7.7%
Unemployment	1.2%
Average temp	49°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.