

Waltham 02452

ZIP code · MA · Massachusetts › Middlesex County › Waltham

BALANCED MARKET

\$864K

MEDIAN SALE PRICE

+16.7%

1-YR CHANGE

92

SALES (12 MO)

\$867K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



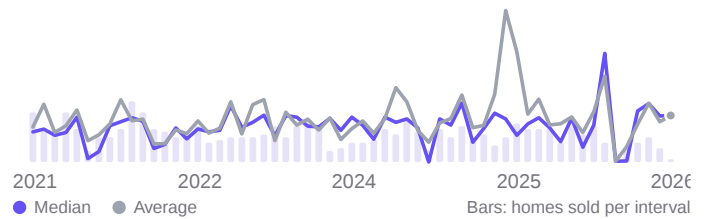
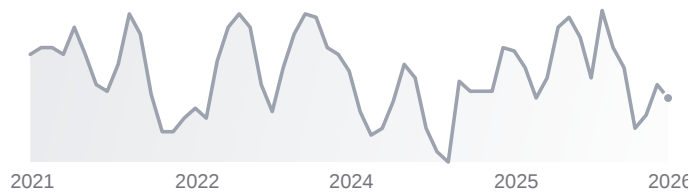
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$830K · Average \$830K

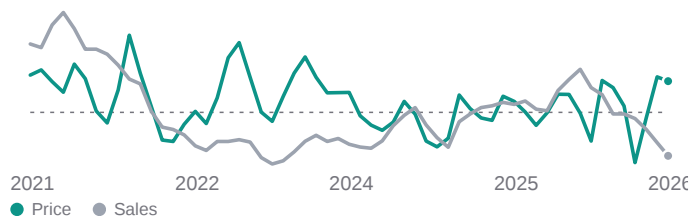


Growth (year over year)

Price +16.7% · Sales -23.3%

Price per square foot

\$435/ft²



Sale premium vs estimated value

+3.8%

Annual turnover (share of homes sold)

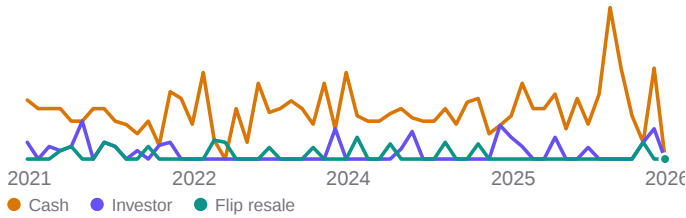
2.7%



BUYERS & OUTCOMES

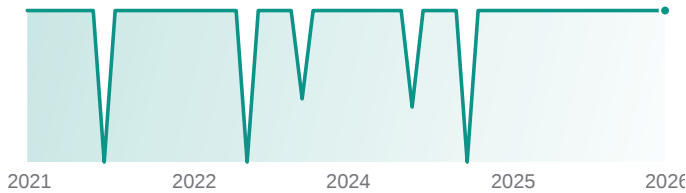
Buyer mix

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



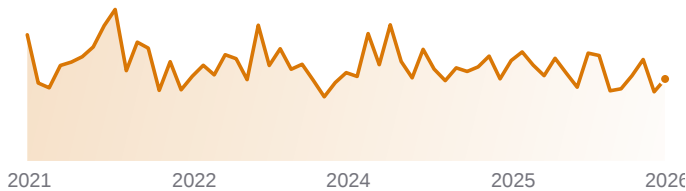
Sellers who sold at a gain

100%

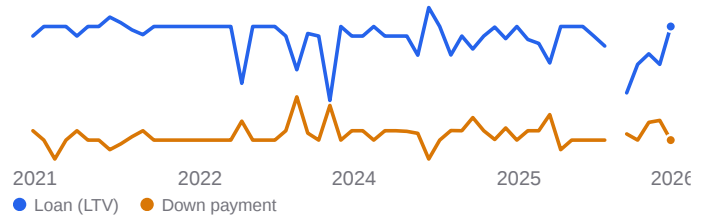


Median annualized return at resale

+3.8%

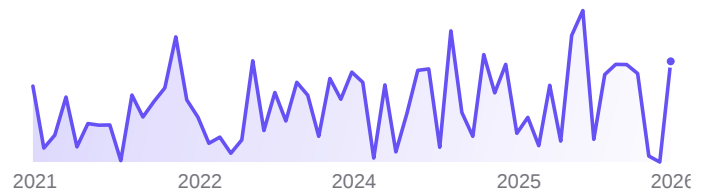


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



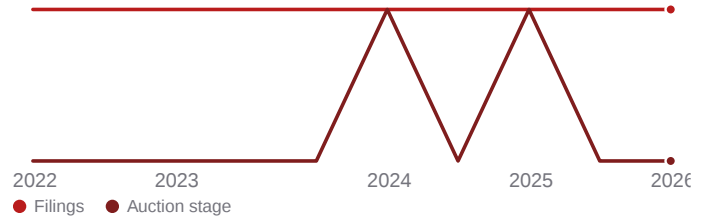
Typical hold before selling

19.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,442
Median value (AVM)	\$867K
Median size	1,905 ft²
Median bedrooms	3
Median year built	1976
Single family	56%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	83%
Company owned	25%
Median loan-to-value	36%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	17,229
Density	4,328 / mi²
Median household income	\$97K
Average household income	\$132K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	77
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	10.0%
Unemployment	1.0%
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.