

Waltham 02453

ZIP code · MA · Massachusetts > Middlesex County > Waltham

BUYER'S MARKET

\$867K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

187

SALES (12 MO)

\$798K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



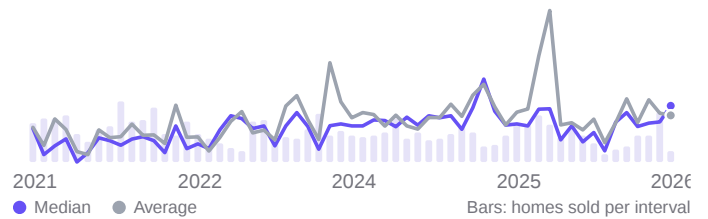
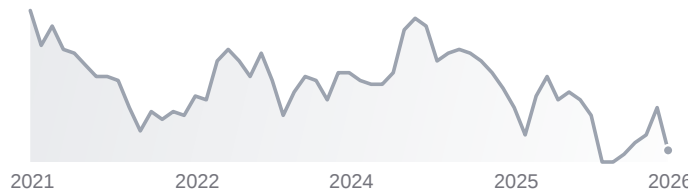
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$950K · Average \$878K

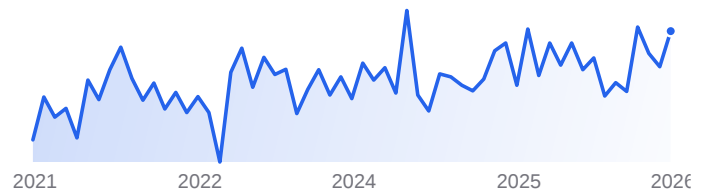
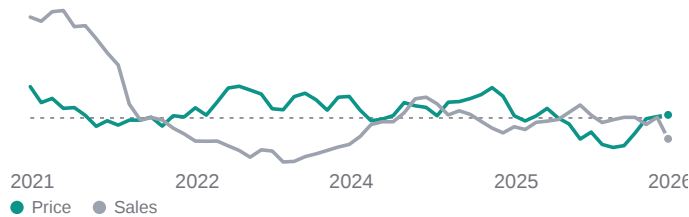


Growth (year over year)

Price +2.4% · Sales -16.5%

Price per square foot

\$543/ft²

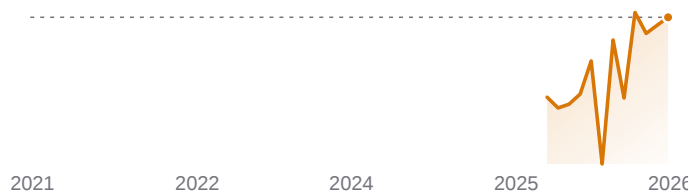


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

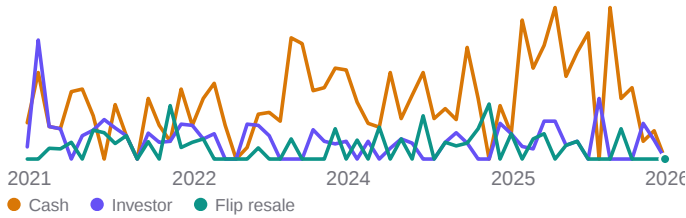
3.0%



BUYERS & OUTCOMES

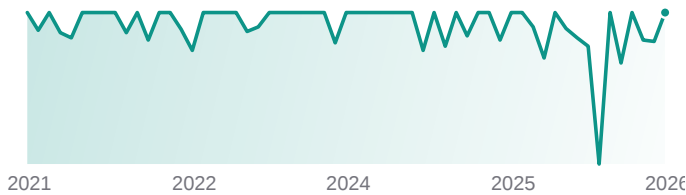
Buyer mix

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



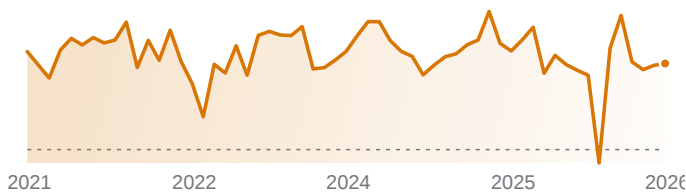
Sellers who sold at a gain

100%

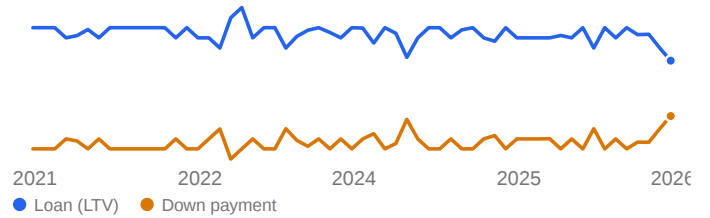


Median annualized return at resale

+4.4%

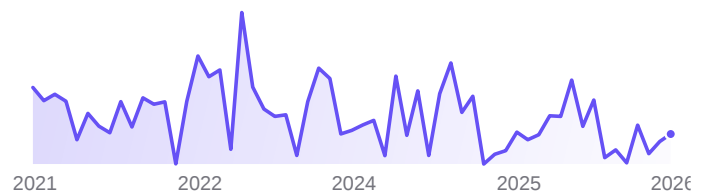


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



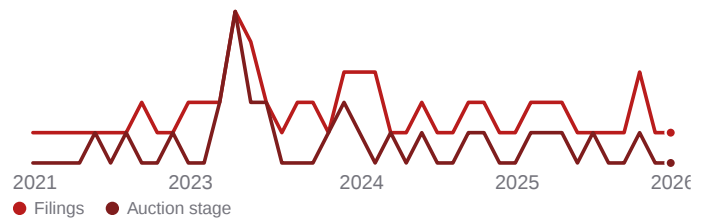
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,296
Median value (AVM)	\$798K
Median size	1,863 ft²
Median bedrooms	3
Median year built	1930
Single family	48%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	23%
Median loan-to-value	43%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	32,080
Density	8,464 / mi²
Median household income	\$107K
Average household income	\$137K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	6.8%
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.