

Newton 02458

ZIP code · MA · Massachusetts > Middlesex County > Newton

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+9.2%

1-YR CHANGE

124

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



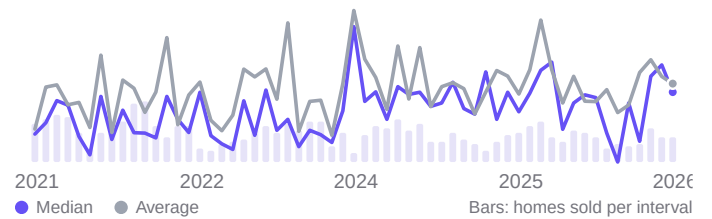
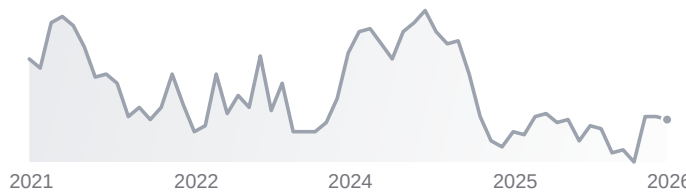
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$1.4M · Average \$1.5M

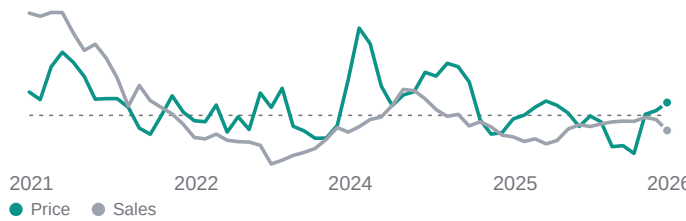


Growth (year over year)

Price +9.2% · Sales -10.8%

Price per square foot

\$636/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

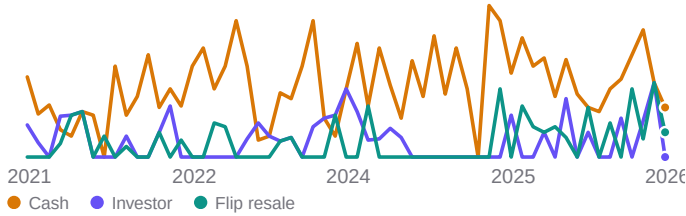
3.4%



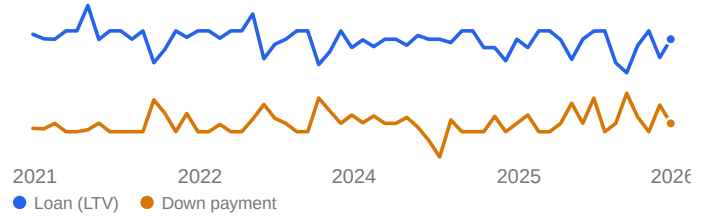
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 0% · Flip resale 9.1%

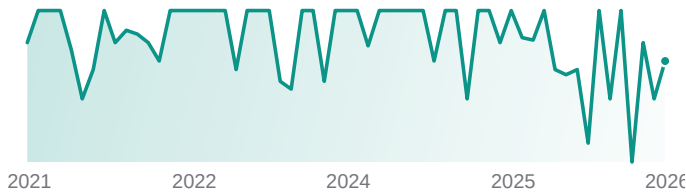


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



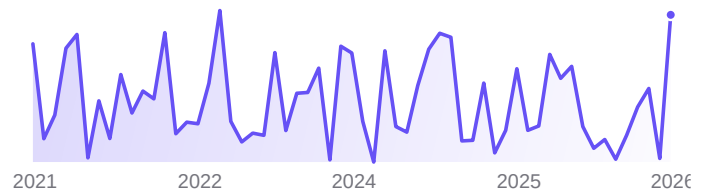
Sellers who sold at a gain

86%



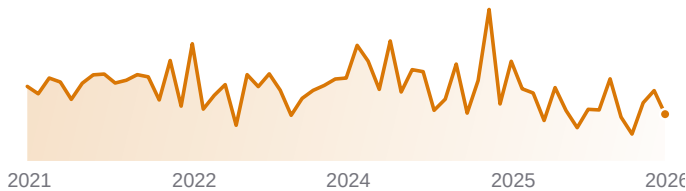
Typical hold before selling

20.6 yrs



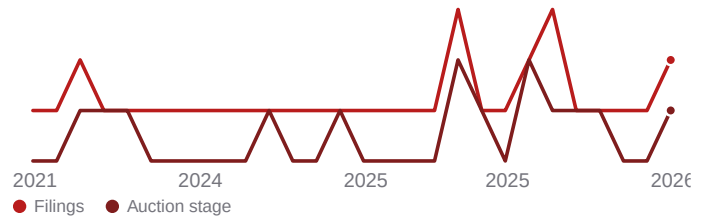
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,665
Median value (AVM)	\$1.3M
Median size	2,264 ft²
Median bedrooms	4
Median year built	1920
Single family	46%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	74%
Company owned	17%
Median loan-to-value	39%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	14,080
Density	6,870 / mi²
Median household income	\$144K
Average household income	\$187K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	70
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	4.2%
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.