

Newton Center 02459

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

\$2M

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

198

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



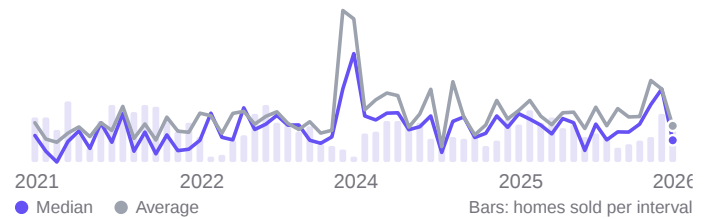
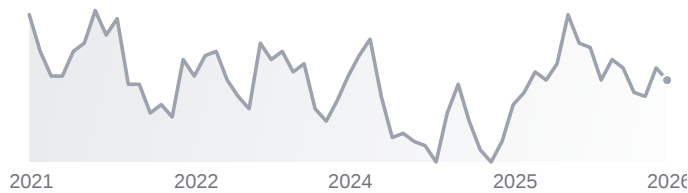
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.5M · Average \$1.8M

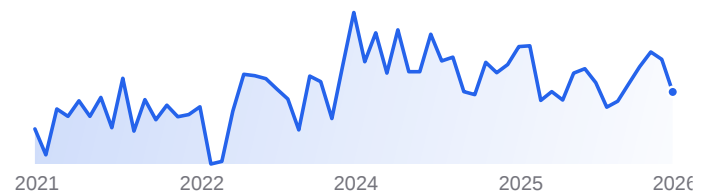
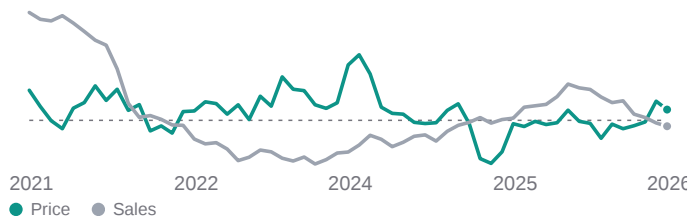


Growth (year over year)

Price +7.9% · Sales -4.3%

Price per square foot

\$682/ft²

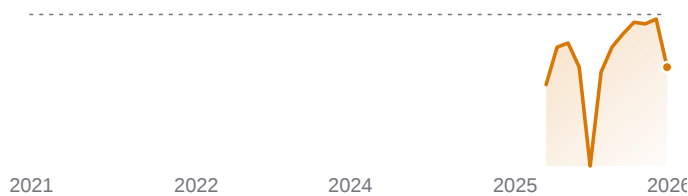


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

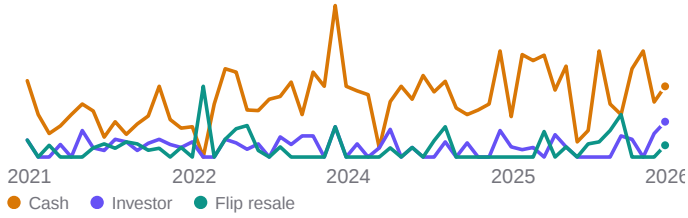
3.3%



BUYERS & OUTCOMES

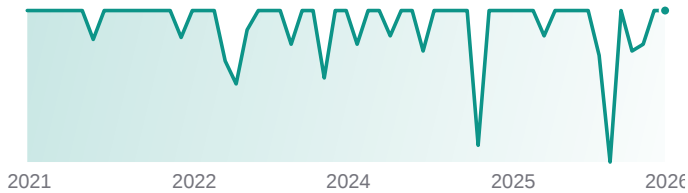
Buyer mix

Cash 33% · Investor 17% · Flip resale 5.6%



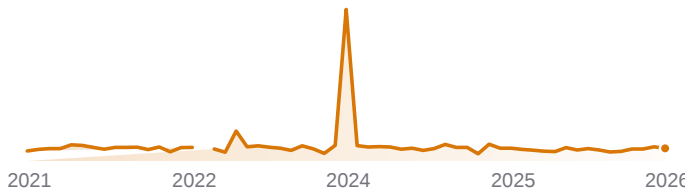
Sellers who sold at a gain

100%

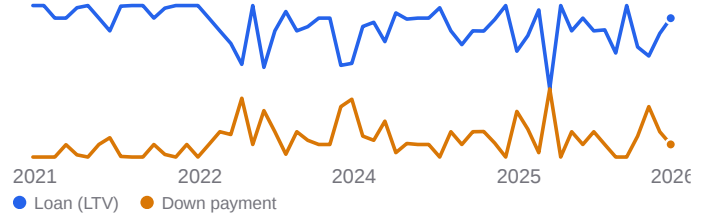


Median annualized return at resale

+5.2%

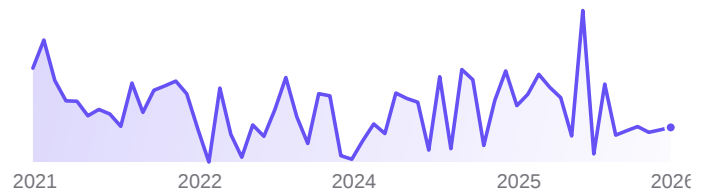


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



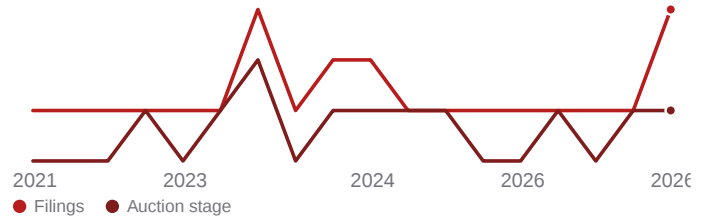
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	5,967
Median value (AVM)	\$1.8M
Median size	2,387 ft²
Median bedrooms	4
Median year built	1945
Single family	79%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	16%
Median loan-to-value	34%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	20,235
Density	3,484 / mi²
Median household income	\$197K
Average household income	\$263K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	69
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	3.1%
Unemployment	1.1%
Average temp	49°F
Annual precip	47 in
Sunshine	57%

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.