

Newtonville 02460

ZIP code · MA · Massachusetts · Middlesex County

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

86

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



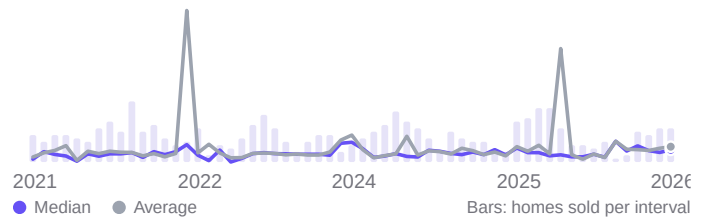
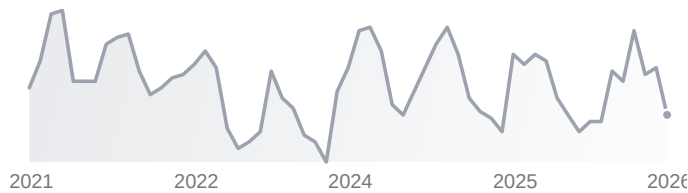
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$1.6M · Average \$1.8M

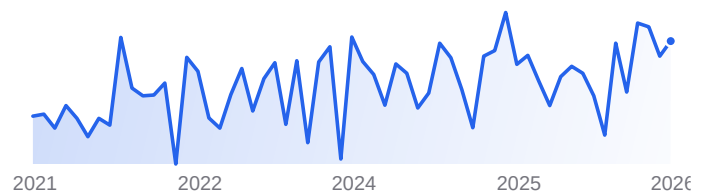
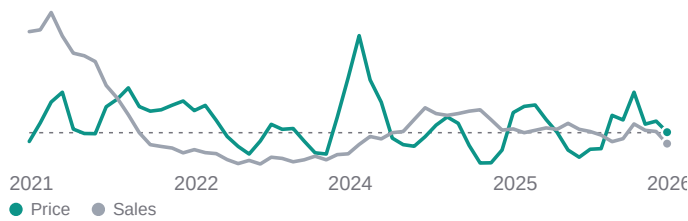


Growth (year over year)

Price +0.5% · Sales -9.5%

Price per square foot

\$703/ft²

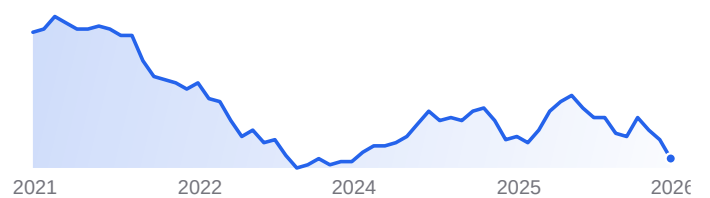
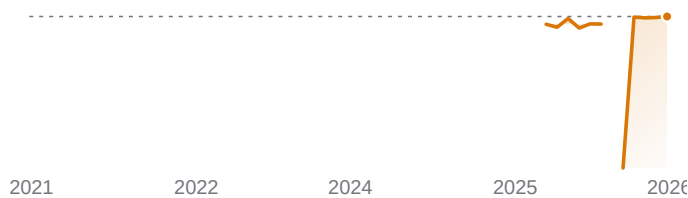


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

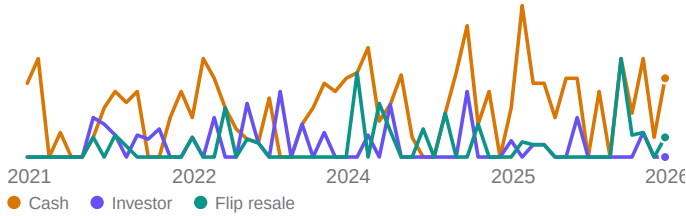
3.2%



BUYERS & OUTCOMES

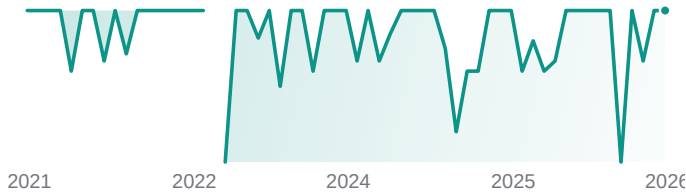
Buyer mix

Cash 40% · Investor 0% · Flip resale 10%



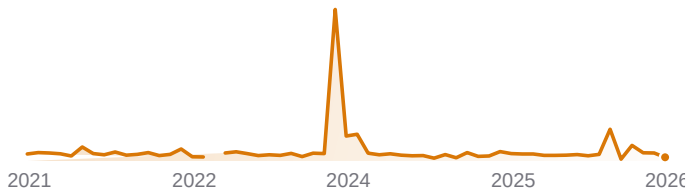
Sellers who sold at a gain

100%

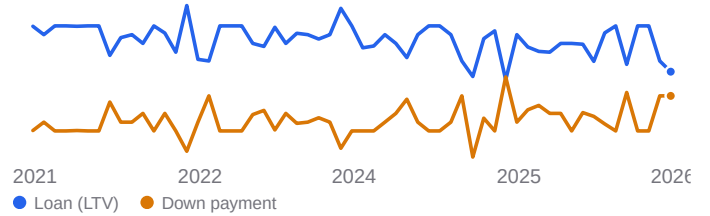


Median annualized return at resale

+2.7%

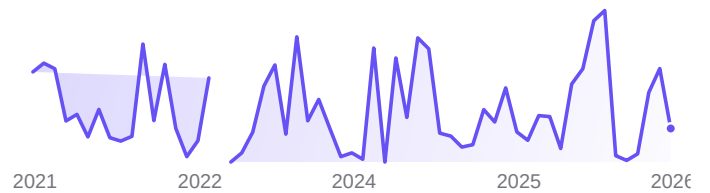


Financing (share of purchase price) Loan (LTV) 54% · Down payment 40%



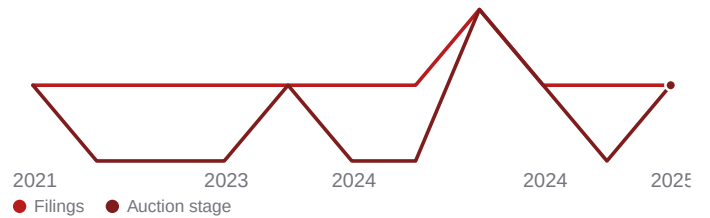
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,653
Median value (AVM)	\$1.3M
Median size	2,196 ft²
Median bedrooms	4
Median year built	1925
Single family	53%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	17%
Median loan-to-value	37%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	8,580
Density	6,537 / mi²
Median household income	\$158K
Average household income	\$203K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	73
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	3.9%
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.