

Newton Highlands 02461

ZIP code · MA · Massachusetts > Middlesex County

BUYER'S MARKET

\$1.4M

MEDIAN SALE PRICE

-24.8%

1-YR CHANGE

88

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



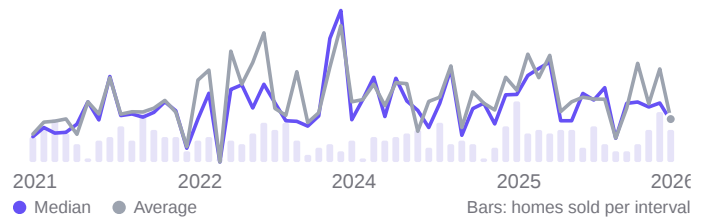
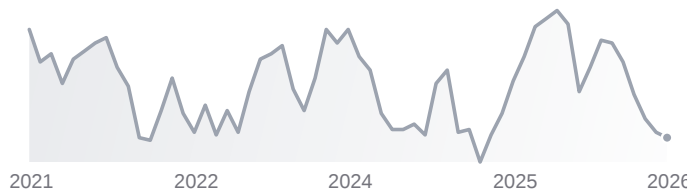
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$1.2M · Average \$1.2M

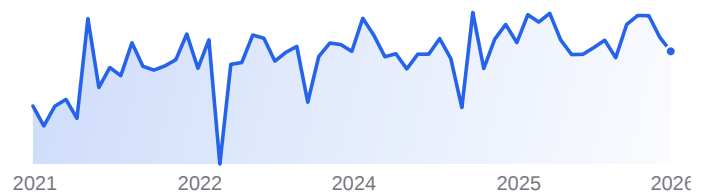
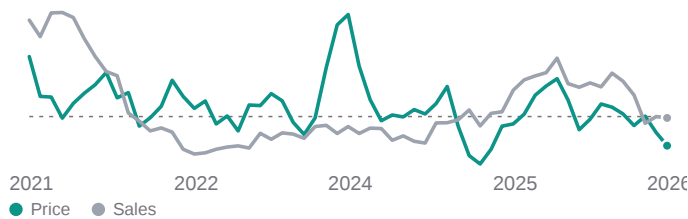


Growth (year over year)

Price -24.8% · Sales -1.1%

Price per square foot

\$672/ft²

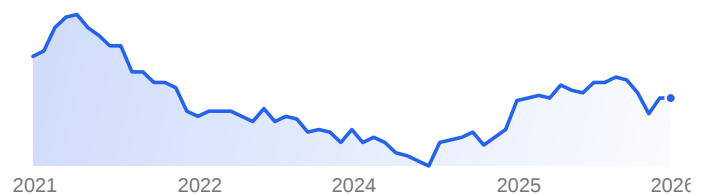
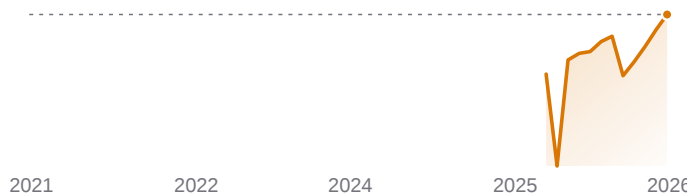


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

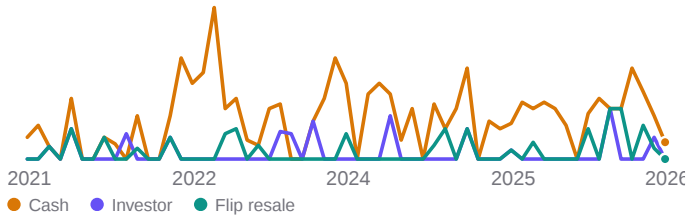
3.9%



BUYERS & OUTCOMES

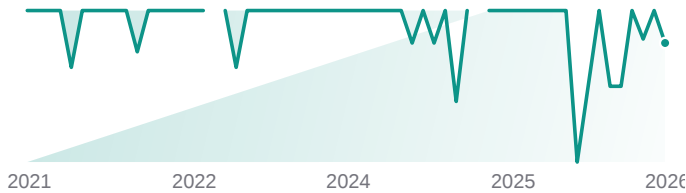
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



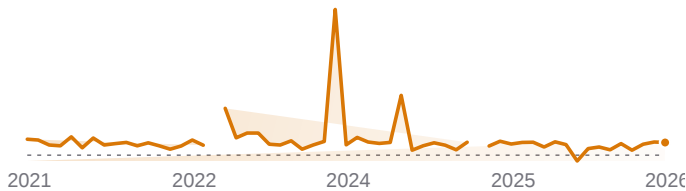
Sellers who sold at a gain

86%

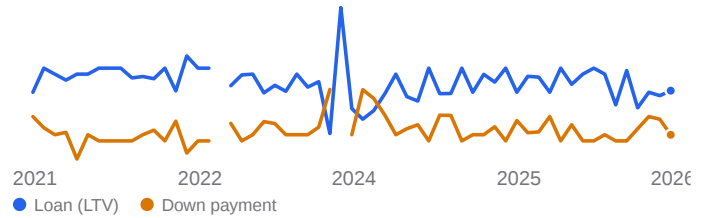


Median annualized return at resale

+5.3%

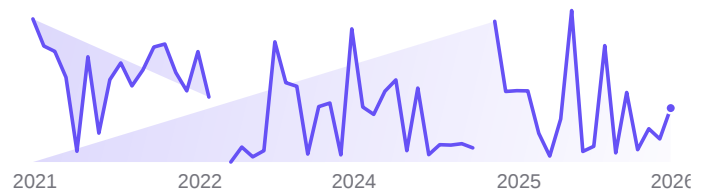


Financing (share of purchase price) Loan (LTV) 61% · Down payment 25%



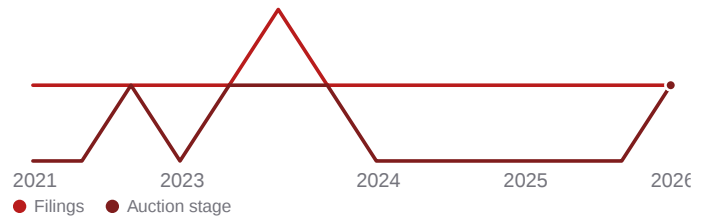
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,267
Median value (AVM)	\$1.5M
Median size	2,093 ft²
Median bedrooms	4
Median year built	1934
Single family	78%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	86%
Company owned	14%
Median loan-to-value	36%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	6,024
Density	4,729 / mi²
Median household income	\$174K
Average household income	\$236K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	70
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	4.4%
Unemployment	1.3%
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.