

Newton Lower Falls 02462

ZIP code · MA · Massachusetts › Middlesex County

BALANCED MARKET

\$2M

MEDIAN SALE PRICE

+42.5%

1-YR CHANGE

10

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



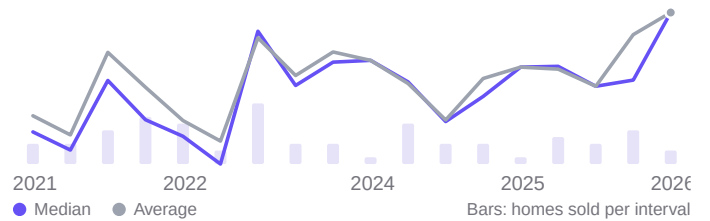
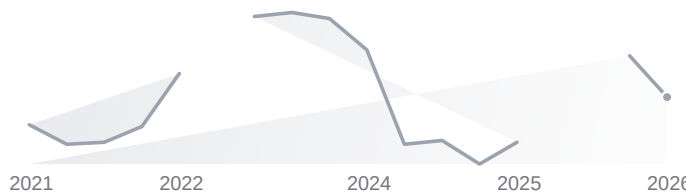
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$2M · Average \$2M

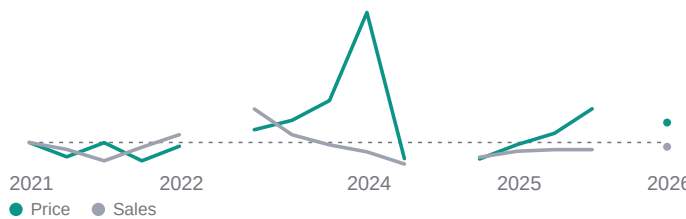


Growth (year over year)

Price +42.5% · Sales -9.1%

Price per square foot

\$1118/ft²

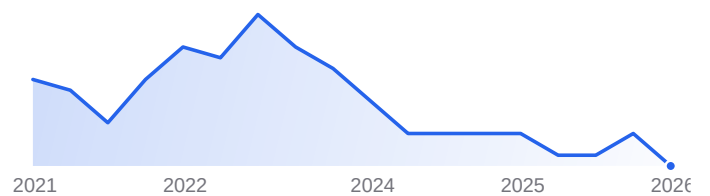
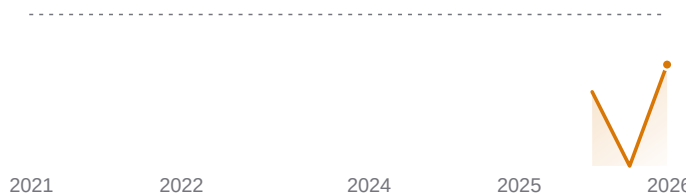


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

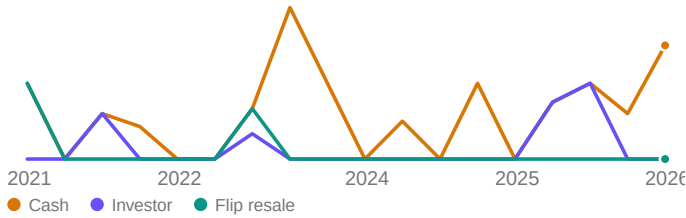
2.4%



BUYERS & OUTCOMES

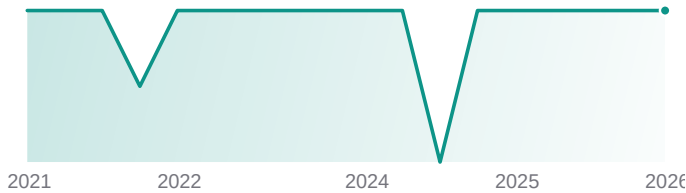
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



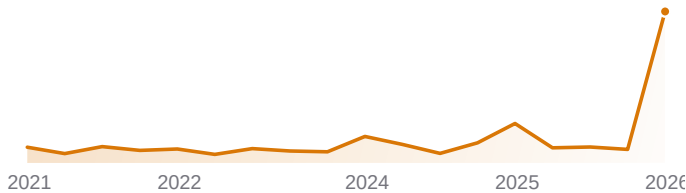
Sellers who sold at a gain

100%

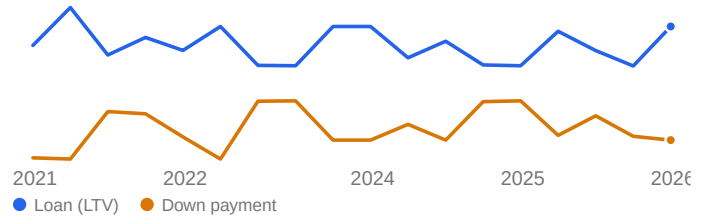


Median annualized return at resale

+50.6%

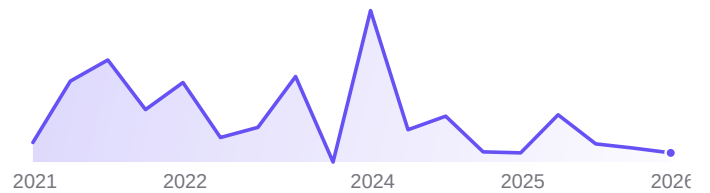


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



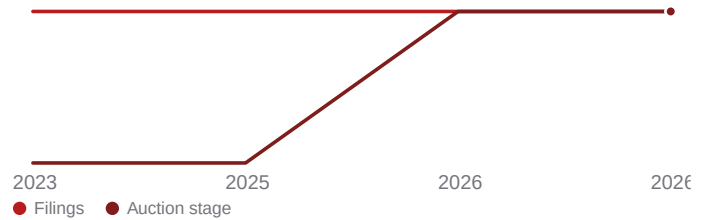
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	421
Median value (AVM)	\$1.3M
Median size	1,964 ft²
Median bedrooms	3
Median year built	1946
Single family	89%
Condos	9.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	88%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

15.6 yrs

COMMUNITY

Population	1,702
Density	3,150 / mi²
Median household income	\$189K
Average household income	\$248K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	72
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	2.3%
Unemployment	1.0%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.