

West Newton 02465

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

-12.1%

1-YR CHANGE

131

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



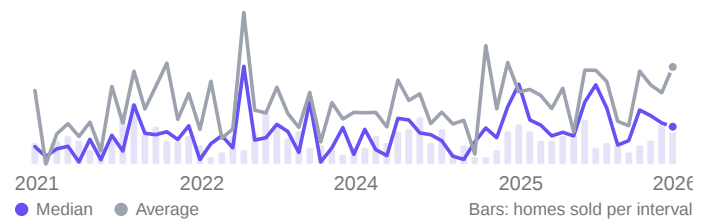
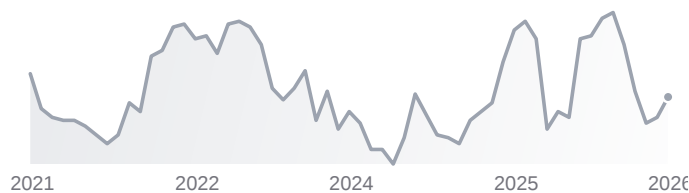
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$1.4M · Average \$2.4M

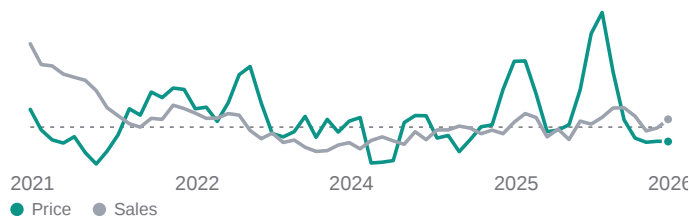


Growth (year over year)

Price -12.1% · Sales +6.5%

Price per square foot

\$644/ft²

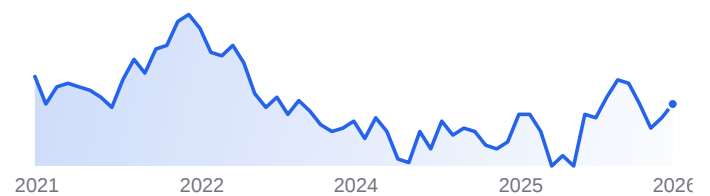
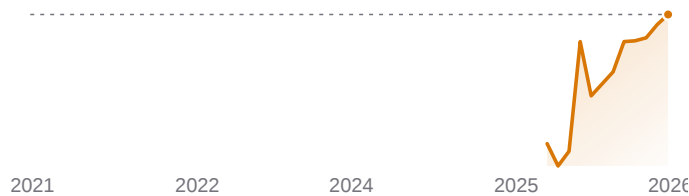


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

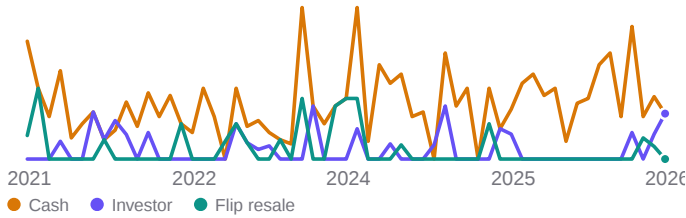
3.4%



BUYERS & OUTCOMES

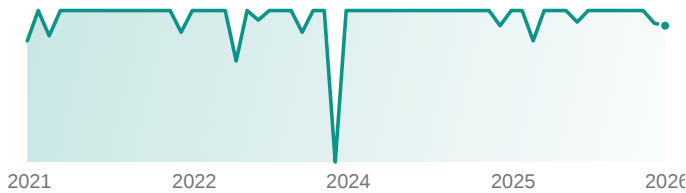
Buyer mix

Cash 21% · Investor 21% · Flip resale 0%



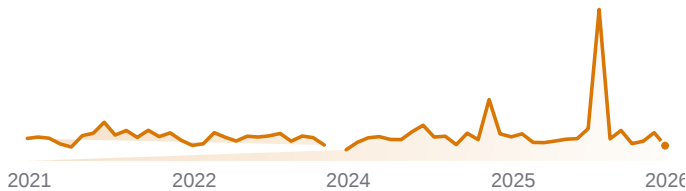
Sellers who sold at a gain

90%

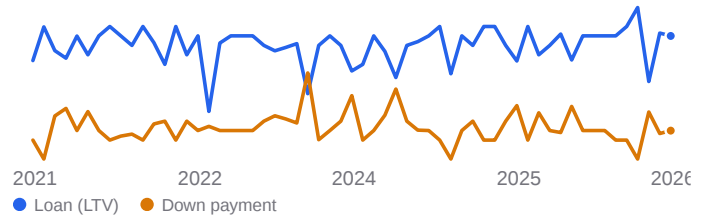


Median annualized return at resale

+3.2%

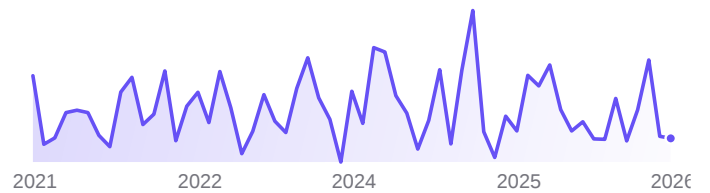


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



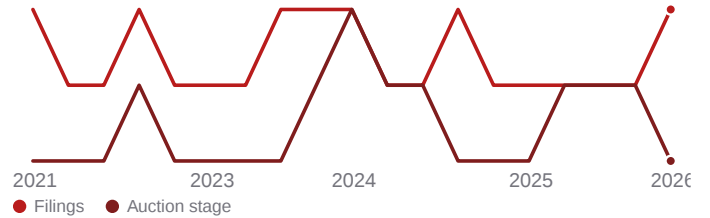
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,799
Median value (AVM)	\$1.3M
Median size	2,154 ft²
Median bedrooms	4
Median year built	1930
Single family	75%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.8%
Owner occupied	84%
Company owned	15%
Median loan-to-value	38%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	13,311
Density	5,877 / mi²
Median household income	\$170K
Average household income	\$229K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	74
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	4.6%
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.