

Chestnut Hill 02467

ZIP code · MA · Massachusetts > Norfolk County

BUYER'S MARKET

\$1.5M

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

173

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



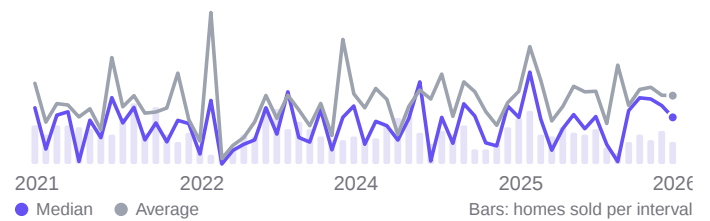
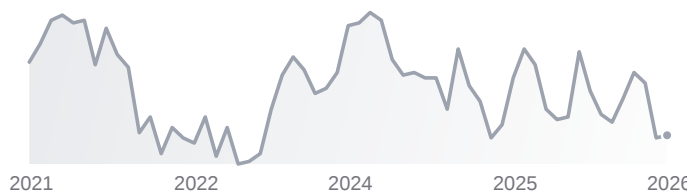
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$1.3M · Average \$1.7M

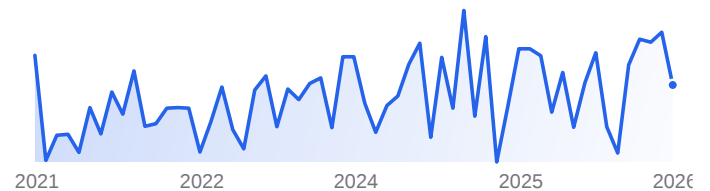
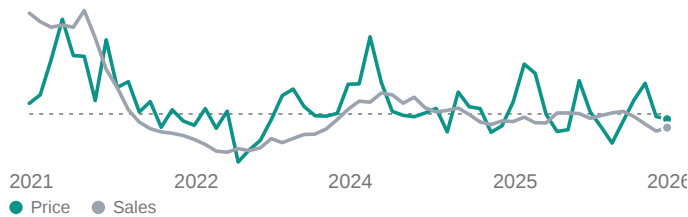


Growth (year over year)

Price -5.1% · Sales -13.5%

Price per square foot

\$666/ft²

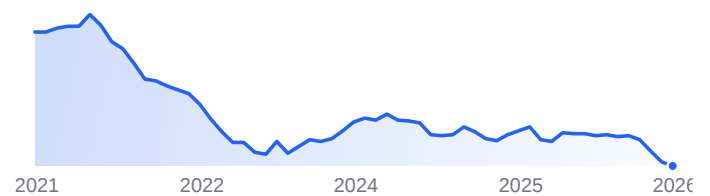
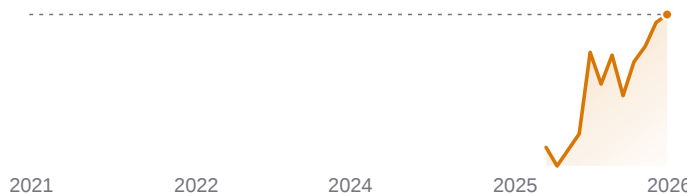


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

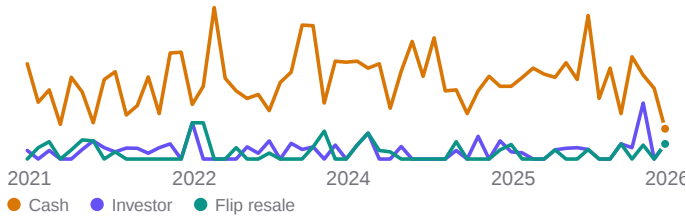
3.3%



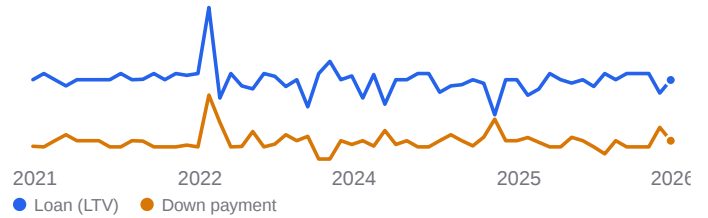
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 8.3% · Flip resale 8.3%

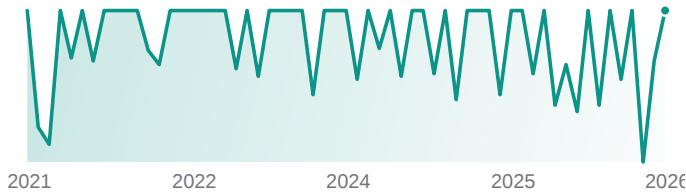


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



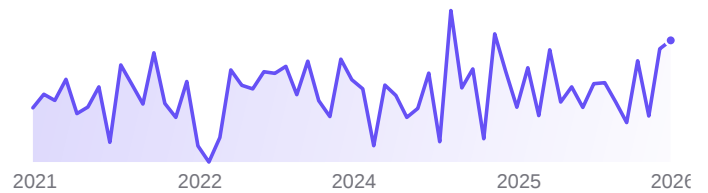
Sellers who sold at a gain

100%



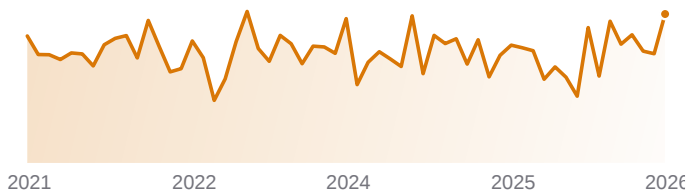
Typical hold before selling

20.2 yrs



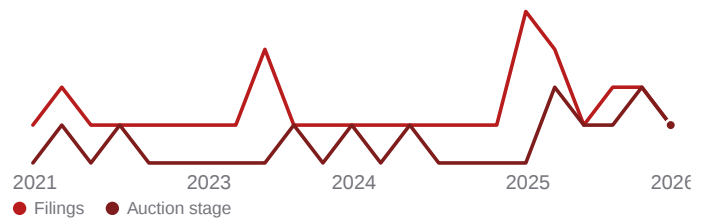
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,308
Median value (AVM)	\$1.5M
Median size	1,950 ft²
Median bedrooms	3
Median year built	1955
Single family	55%
Condos	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.9%
Owner occupied	75%
Company owned	17%
Median loan-to-value	32%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	22,148
Density	4,410 / mi²
Median household income	\$175K
Average household income	\$252K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	74
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	5.8%
Unemployment	1.0%
Average temp	49°F
Annual precip	48 in
Sunshine	54%

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.