

Belmont 02478

ZIP code · MA · Massachusetts > Middlesex County > Belmont

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

218

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



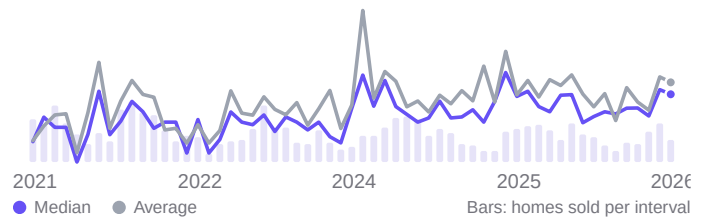
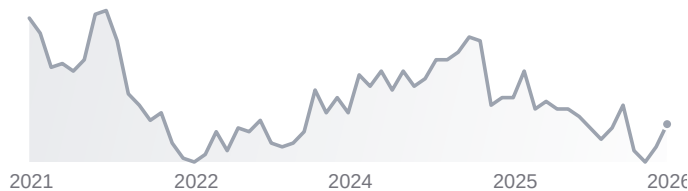
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$1.5M · Average \$1.6M

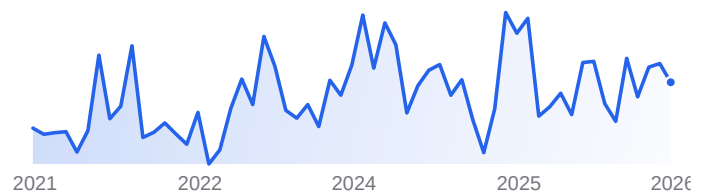
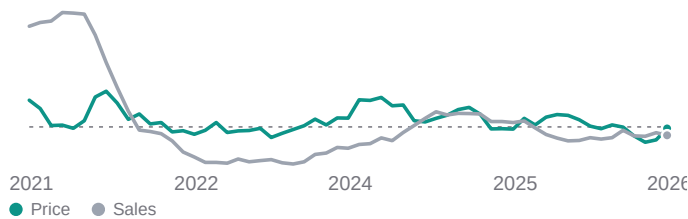


Growth (year over year)

Price -1.3% · Sales -7.2%

Price per square foot

\$642/ft²

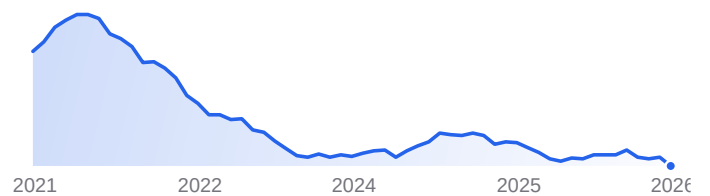
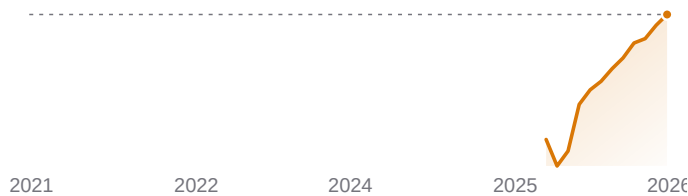


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

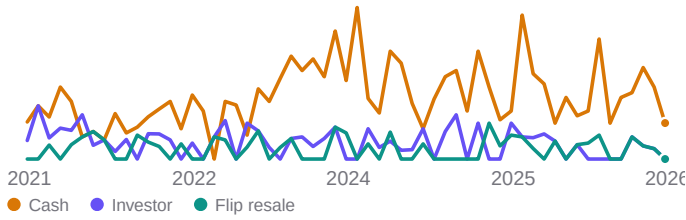
2.7%



BUYERS & OUTCOMES

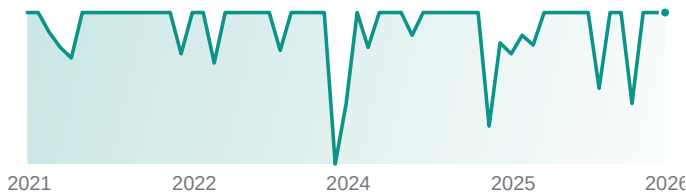
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



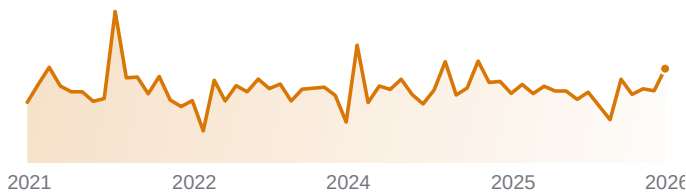
Sellers who sold at a gain

100%

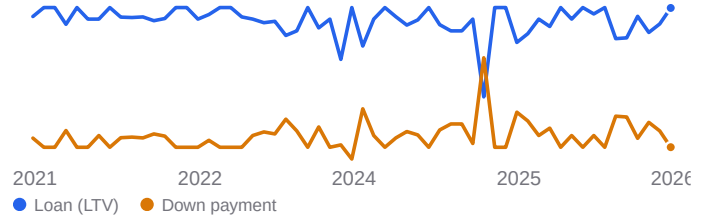


Median annualized return at resale

+6.6%

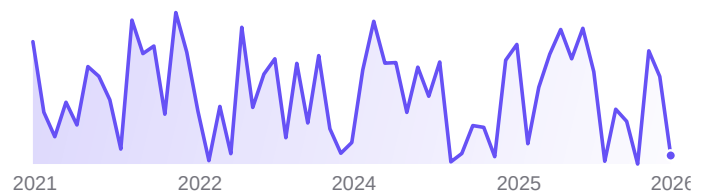


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



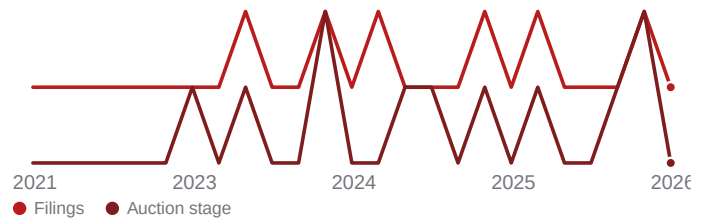
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,995
Median value (AVM)	\$1.5M
Median size	2,113 ft²
Median bedrooms	4
Median year built	1930
Single family	57%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.7%
Owner occupied	73%
Company owned	27%
Median loan-to-value	35%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	27,636
Density	5,959 / mi²
Median household income	\$163K
Average household income	\$213K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	74
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	3.8%
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.