

Needham 02492

ZIP code · MA · Massachusetts > Norfolk County > Needham

BALANCED MARKET

\$1.7M

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

225

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



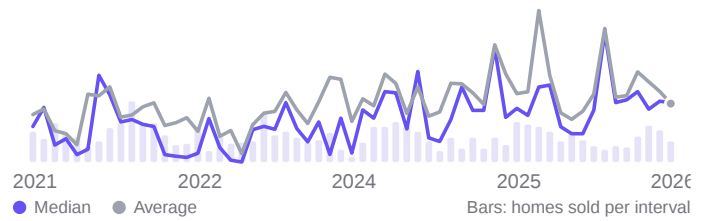
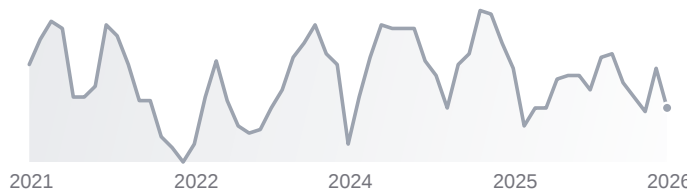
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$1.7M · Average \$1.7M

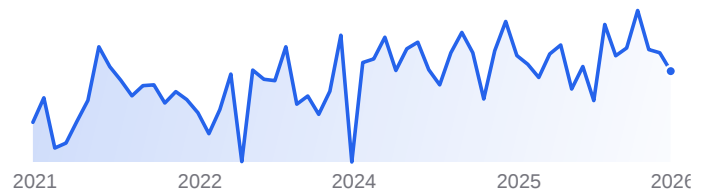
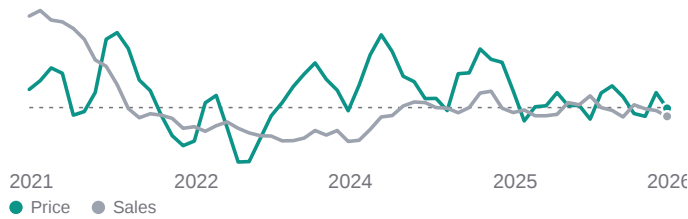


Growth (year over year)

Price -0.5% · Sales -6.3%

Price per square foot

\$1155/ft²

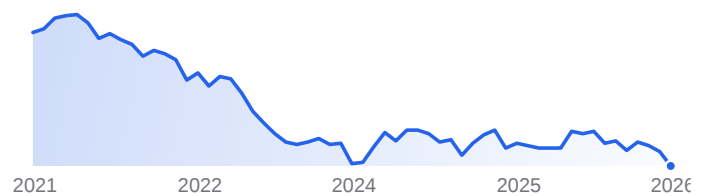
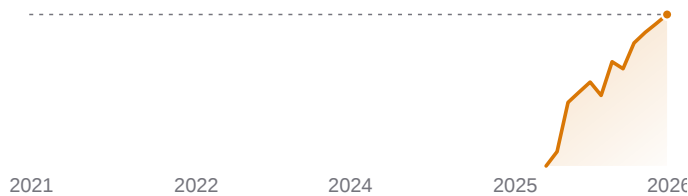


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

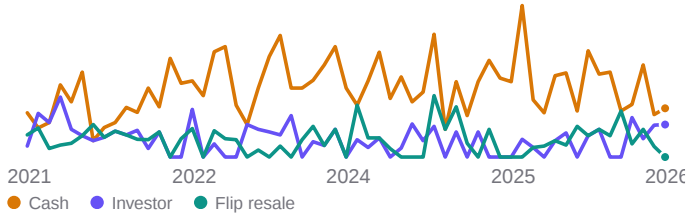
3.4%



BUYERS & OUTCOMES

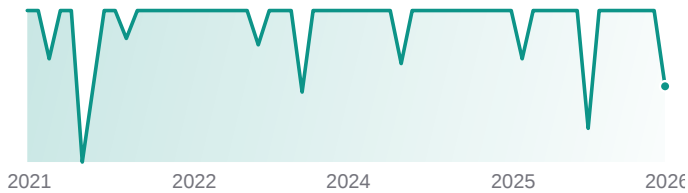
Buyer mix

Cash 18% · Investor 12% · Flip resale 0%



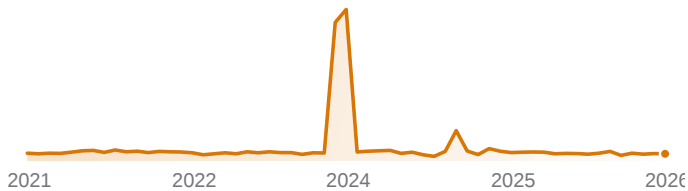
Sellers who sold at a gain

93%

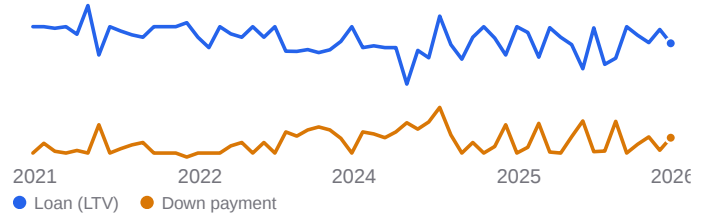


Median annualized return at resale

+4.6%

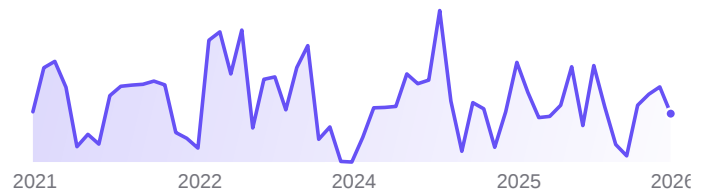


Financing (share of purchase price) Loan (LTV) 72% · Down payment 27%



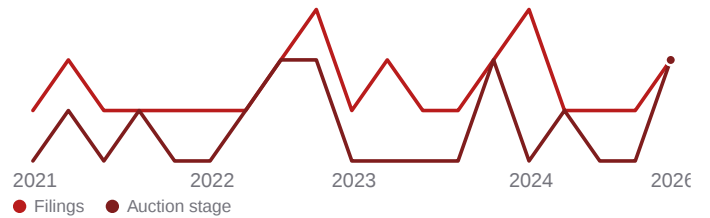
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,598
Median value (AVM)	\$1.6M
Median size	1,404 ft²
Median bedrooms	4
Median year built	1958
Single family	92%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	93%
Company owned	21%
Median loan-to-value	42%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	22,748
Density	2,520 / mi²
Median household income	\$195K
Average household income	\$248K
Crime index (US avg 100)	31
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	66
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	3.2%
Unemployment	1.2%
Average temp	49°F
Annual precip	48 in
Sunshine	52%

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.