

Needham Heights 02494

ZIP code · MA · Massachusetts · Norfolk County

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

112

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



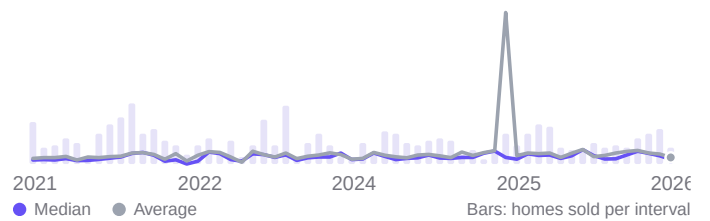
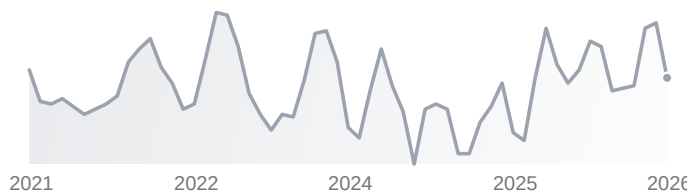
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$950K · Average \$1.2M

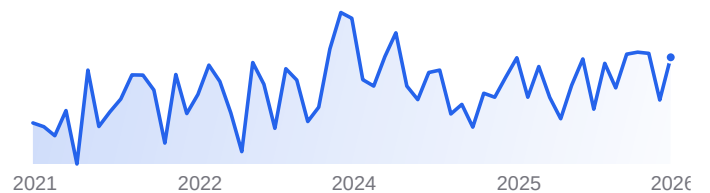
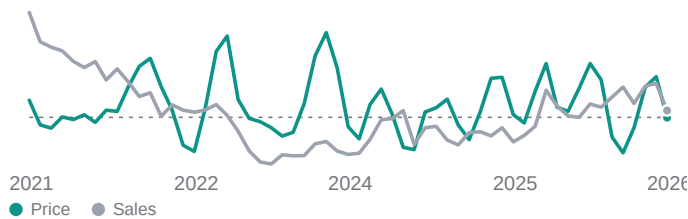


Growth (year over year)

Price -0.2% · Sales +4.7%

Price per square foot

\$1347/ft²

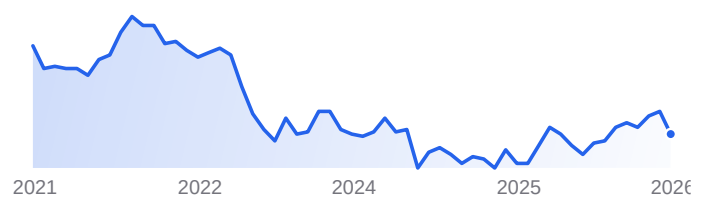
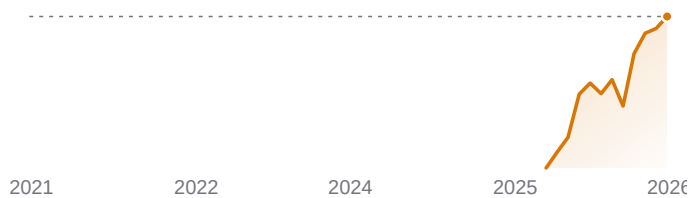


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

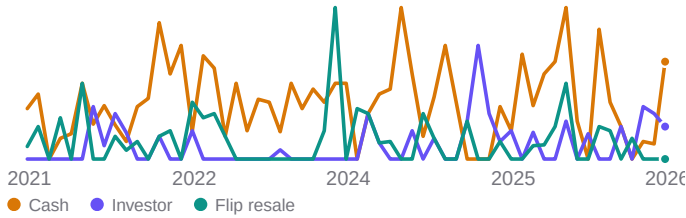
3.7%



BUYERS & OUTCOMES

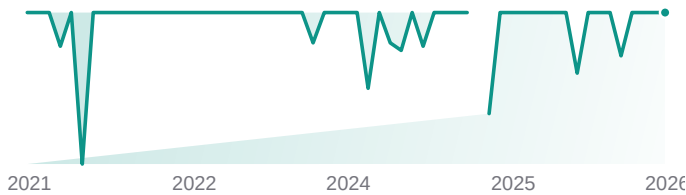
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



Sellers who sold at a gain

100%

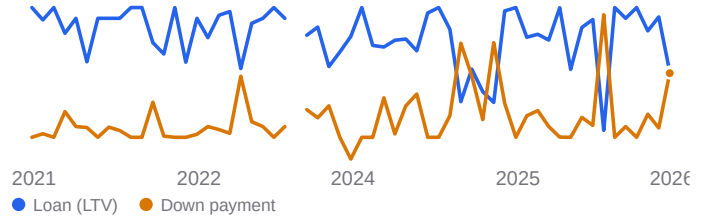


Median annualized return at resale

+3.9%

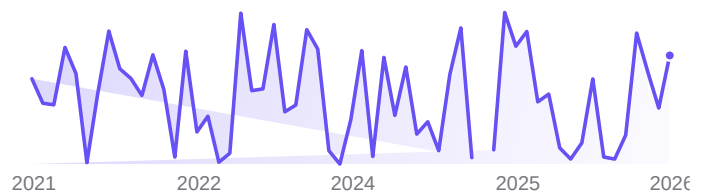


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



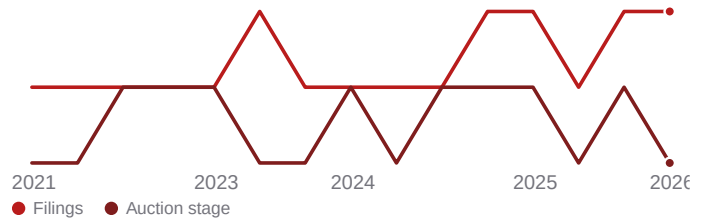
Typical hold before selling

15.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,036
Median value (AVM)	\$1.3M
Median size	1,240 ft²
Median bedrooms	3
Median year built	1960
Single family	77%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	21%
Median loan-to-value	41%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	9,968
Density	3,614 / mi²
Median household income	\$162K
Average household income	\$224K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	70
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	2.2%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 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.