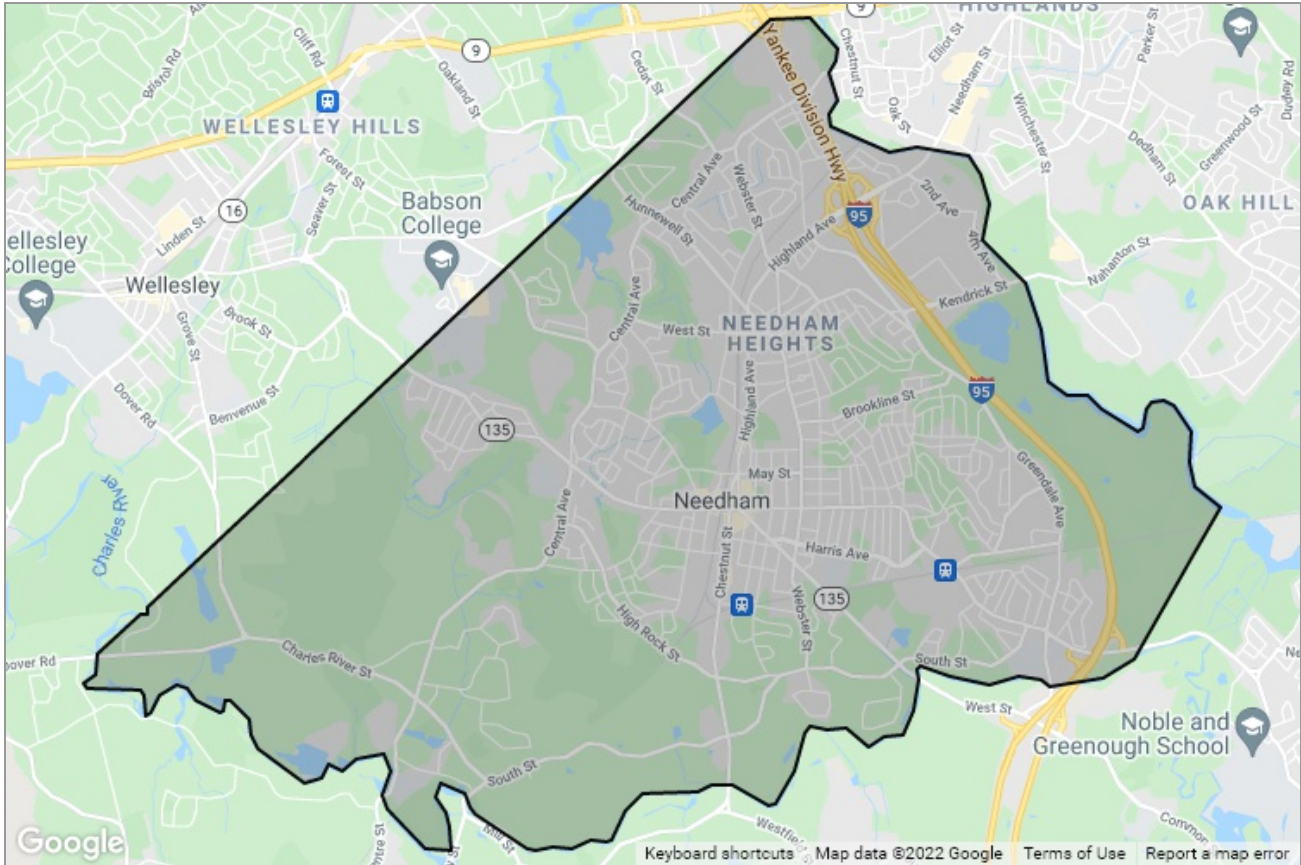




**COLDWELL BANKER  
REALTY**

NEIGHBORHOOD REPORT

# Needham, Massachusetts



Presented by

**Elizabeth Crampton** | REALTOR® | CRS

*Elizabeth Crampton*  
FINE BOSTON LIVING

Work: (781) 389-4400 | Fax: (781) 863-0207

Main: [egcrampton@aol.com](mailto:egcrampton@aol.com)

Agent: [www.FineBostonLiving.com](http://www.FineBostonLiving.com)

**Coldwell Banker Realty**  
1775 Massachusetts Avenue  
Lexington, MA 02420



## Neighborhood: Housing Stats and Charts

	Needham	Norfolk County	Massachusetts	USA
Median Estimated Home Value	\$1.27M	\$619K	\$532K	\$303K
Estimated Home Value 12-Month Change	+10%	+12.3%	+15.2%	+19.6%
Median List Price	\$1.15M	\$620K	\$500K	\$130K
List Price 1-Month Change	-4.2%	-1.4%	0%	-8.5%
List Price 12-Month Change	-6.2%	+3.5%	+4.1%	+0.8%
Median Home Age	59	63	61	42
Own	84%	69%	62%	64%
Rent	16%	31%	38%	36%
\$ Value of All Buildings for which Permits Were Issued	–	\$451M	\$4.76B	\$307B
% Change in Permits for All Buildings	–	-5%	+4%	+13%
% Change in \$ Value for All Buildings	–	+10%	+29%	+10%

### Median Sales Price vs. Sales Volume

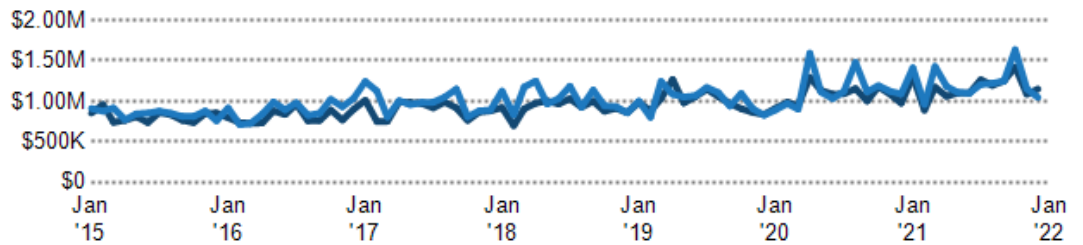
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

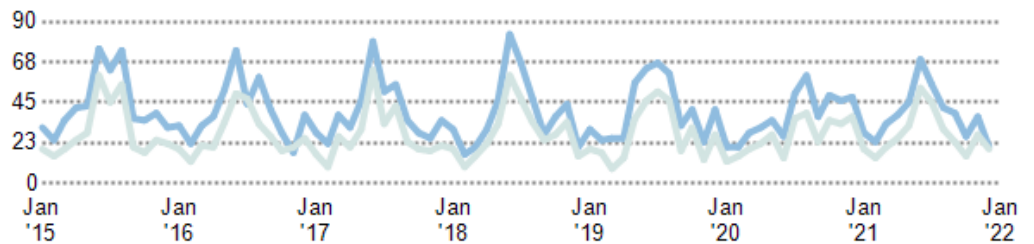
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



## Median Listing Price vs. Listing Volume

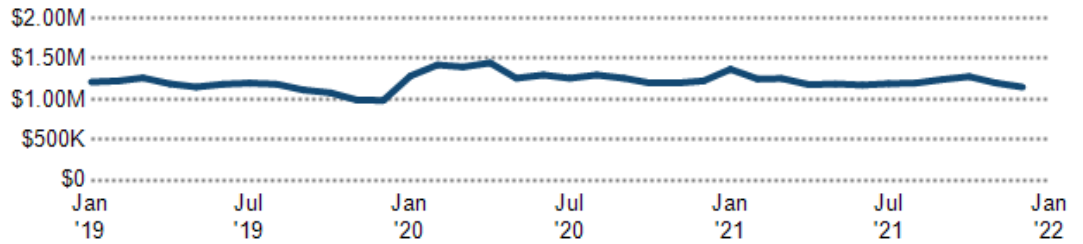
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

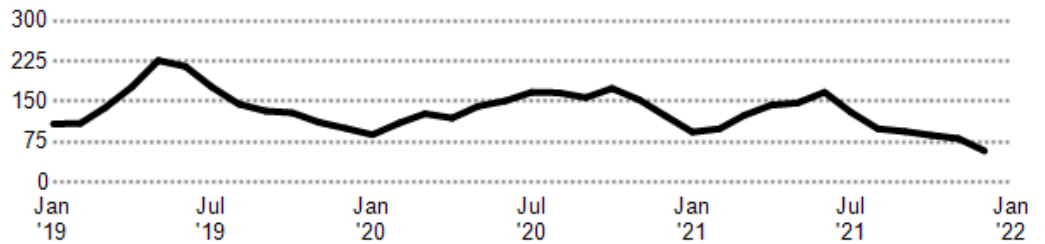
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

Median List Price



Listing Volume



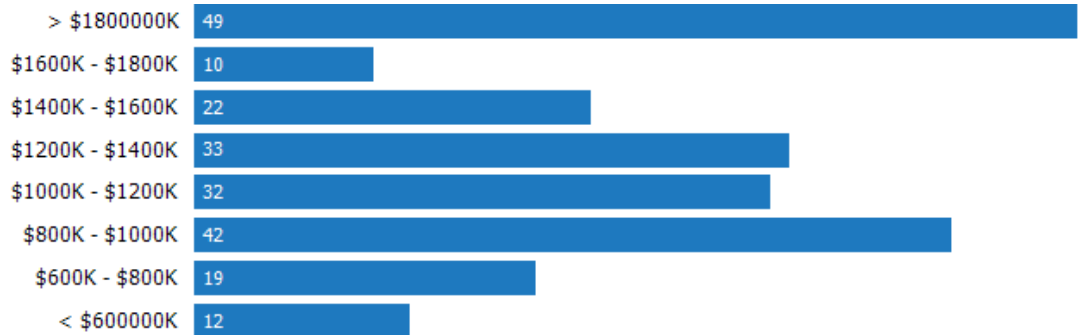
## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range



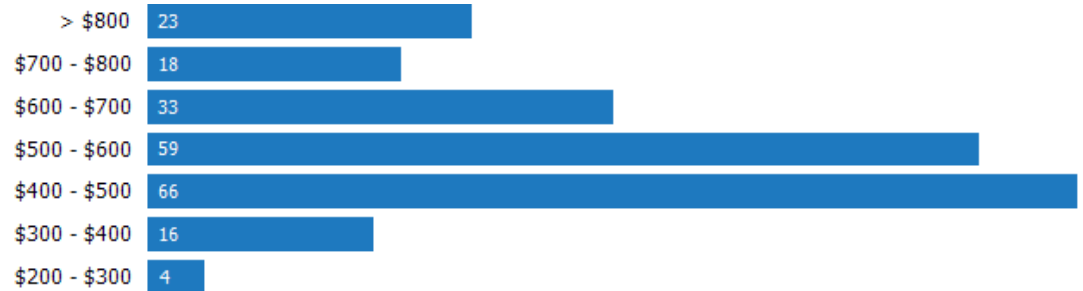
## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft



## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

 Sales Count By Living Area



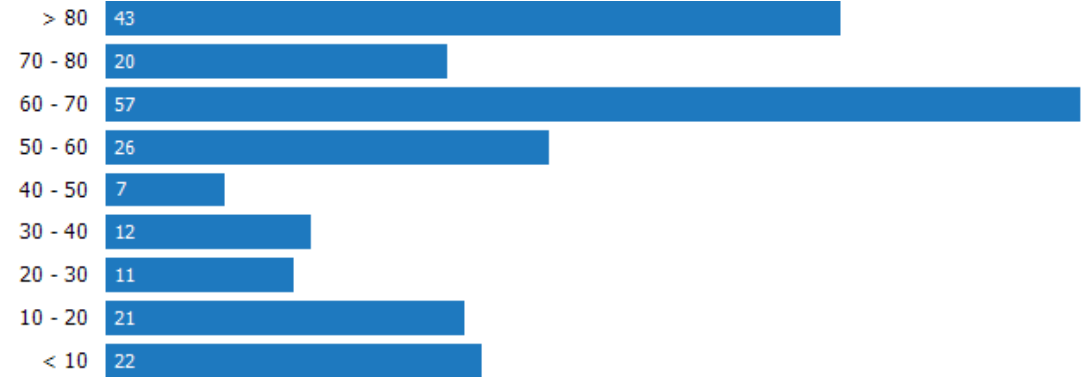
## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

 Sales Count by Age of House



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

 Sales Count by Bedroom





# Neighborhood: People Stats and Charts

	Needham	Norfolk County	Massachusetts	USA
Population	31K	700K	6.85M	325M
Population Density per Sq Mi	2.52K	1.77K	878	—
Population Change since 2010	+7.6%	+5.9%	+6.3%	+7.7%
Median Age	44	41	40	38
Male / Female Ratio	48%	48%	49%	49%



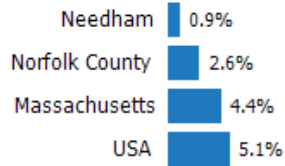
## Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

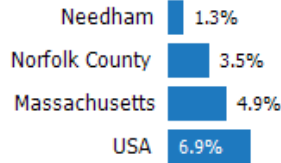
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

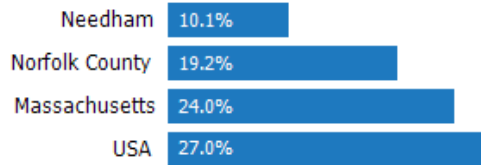
### Less Than 9th Grade



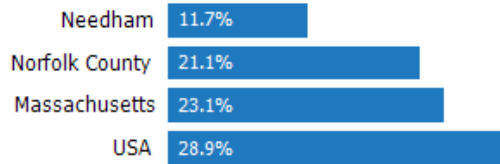
### 9-12th Grade/No Diploma



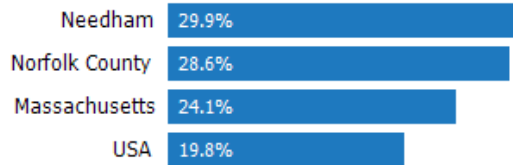
### High School Graduate



### Associate Degree



### Bachelor's Degree



### At Least a College Education



### Grad/Professional Degree



## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Needham



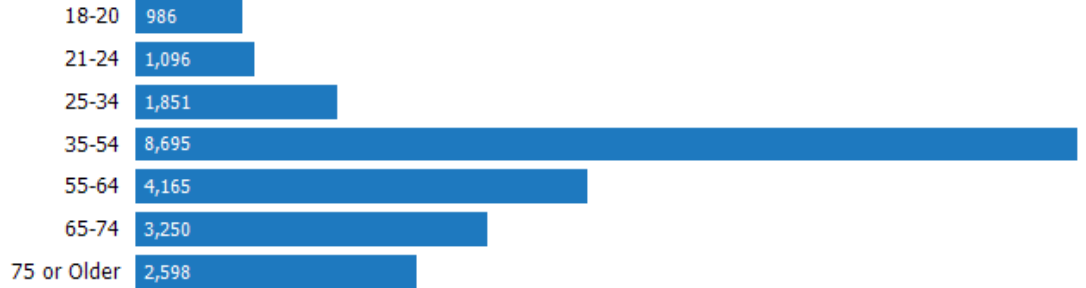
## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Needham



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Needham



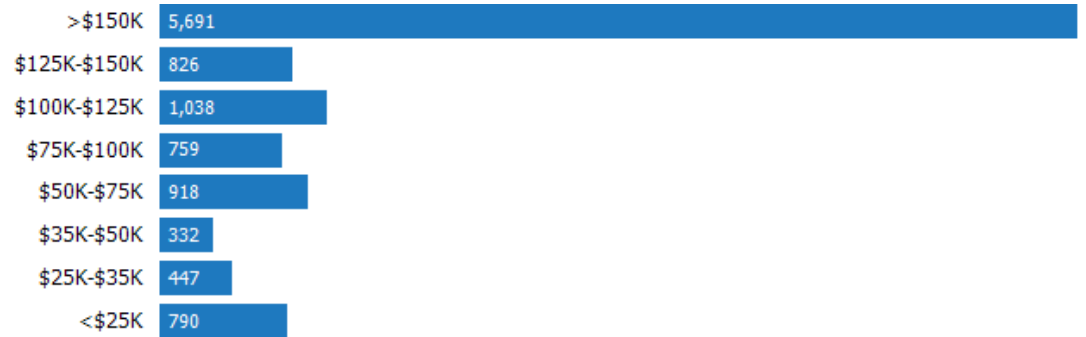
## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Needham



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



## Neighborhood: Economic Stats and Charts

	Needham	Norfolk County	Massachusetts	USA
Income Per Capita	\$78,995	\$53,889	\$43,761	\$34,103
Median Household Income	\$165,547	\$103,291	\$81,215	\$62,843
Unemployment Rate	–	4.3%	4.8%	4.2%
Unemployment Number	–	17K	179K	–
Employment Number	–	375K	3.57M	–
Labor Force Number	–	392K	3.75M	–

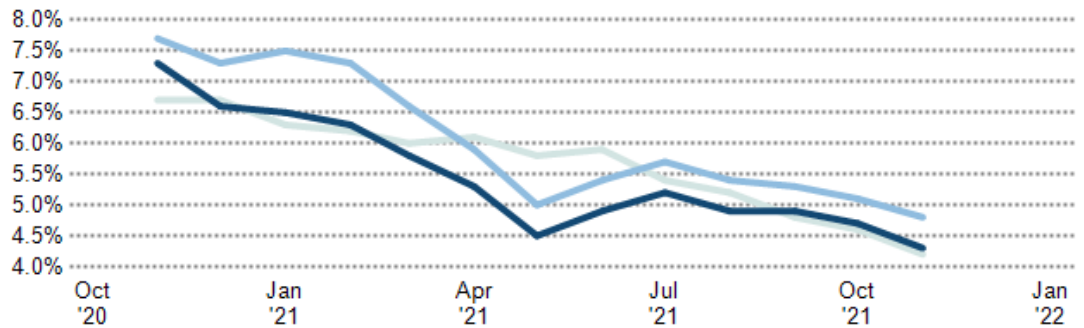
### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Norfolk County
- Massachusetts
- USA



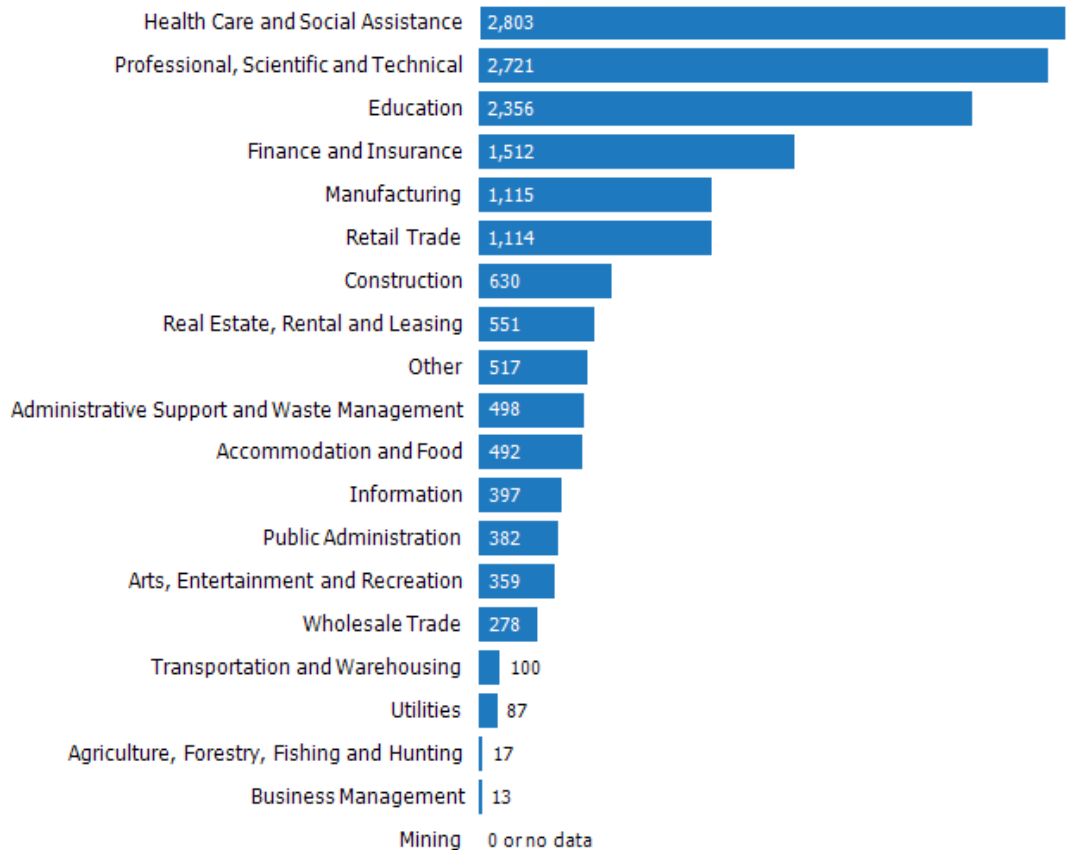
### Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Needham





## Neighborhood: Quality of Life Stats and Charts

### Quality of Life in 02492

	Needham	Norfolk County	Massachusetts	USA
Elevation (in feet)	1,636	1,640	–	–
Annual Rainfall (in inches)	45	45	45.79	–
Annual Snowfall (in inches)	50.9	47.4	52.84	–
Days of Full Sun (per year)	83	83	83	–
Travel Time to Work (in minutes)	32	35	30	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1	–	–
Superfund Sites	0	6	61	2,402
Brownfield Sites	No	Yes	Yes	Yes

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



■ Needham

### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

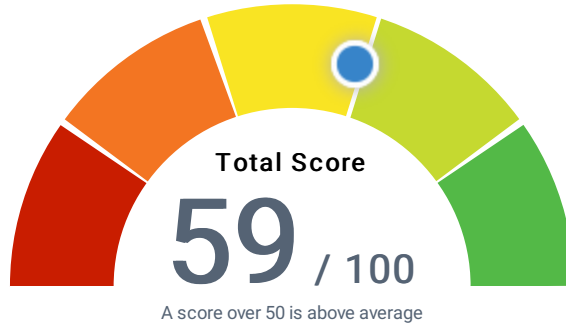


## AARP Livability™ Index for 02492

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual



<b>Housing</b>	<b>25</b>
Affordability & Access	
<b>Neighborhood</b>	<b>63</b>
Access to Life, Work & Play	
<b>Transportation</b>	<b>48</b>
Safe & Convenient Options	
<b>Environment</b>	<b>54</b>
Clean Air & Water	
<b>Health</b>	<b>73</b>
Prevention, Access & Quality	
<b>Engagement</b>	<b>76</b>
Civic & Social Involvement	
<b>Opportunity</b>	<b>75</b>
Inclusion & Possibilities	

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>





CBRB Relocation Services



RESIDENTIAL BROKERAGE  
RELOCATION SERVICES

[relocation@nemoves.com](mailto:relocation@nemoves.com)

Work: (800) 874-0701  
Fax: (781) 684-4995

Guaranteed Rate Affinity



Contact:  
Zachary Assarian, VP of Mortgage Lending  
[Zachary.Assarian@grarate.com](mailto:Zachary.Assarian@grarate.com)  
Office: (978) 218-5313  
Mobile: (617) 407-3989  
Fax: (312) 637-1727

NMLS# 355777  
25 Waltham Street  
Lexington, MA 02421

<https://www.grarate.com/loan-officer/ZacharyAssarian>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

NRT Insurance Agency, Inc.



INSURANCE AGENCY, INC.

Contact:  
NRT Insurance Agency, Inc  
Work: (888) 717-1776  
Fax: (781) 684-7310  
[nrtinsurance.com](http://nrtinsurance.com)

Guaranteed Rate Affinity



Contact:  
Rick Waldron, Loan Officer  
[Rick.Waldron@grarate.com](mailto:Rick.Waldron@grarate.com)  
Office: (781) 266-3760

NMLS# 484107  
25 Waltham Street  
Lexington, MA 02421

<https://www.grarate.com/loan-officer/RickWaldron>

American Home Shield



Contact:  
Dan Gamache  
[dgamache@ahslink.com](mailto:dgamache@ahslink.com)  
Work: (800) 800-8880 x6619  
Mobile: (339) 927-7819  
Fax: (706) 298-3251  
[ahsrealestate.com](http://ahsrealestate.com)

