

The Massachusetts School District Buyer's Guide

Your Complete Resource for Finding Family Homes
in Top-Rated School Districts

2026 Edition

Brought to you by the Brody Murphy Novak Team

Douglas Elliman Real Estate | Boston

bmnoboston.com

Finding the Right Schools for Your Family

Massachusetts is home to some of the best public schools in the nation. But navigating 342 school districts, understanding rankings, and finding an affordable family home in a top district can feel overwhelming.

This guide cuts through the noise with:

- Verified rankings: 44,000+ MCAS test score records analyzed
- Real-time pricing: for 3+ bedroom family homes
- Budget-friendly picks: at every price point
- Insider tips: from local experts who know the market

How to use this guide:

1. Find your budget tier (page 3)
2. Explore districts in that tier (pages 4-5)
3. Use our school search checklist (page 6)
4. Connect with our team (page 7)

Quick Reference - Districts by Budget

Find Your Family's Sweet Spot

Your Budget	Best Districts	Grades
\$500K - \$700K	Canton, Easton, Chelmsford, Framingham, Worcester	A to B+
\$700K - \$1M	Natick, Sharon, Milton, Hopkinton, Quincy, Westford	A+ to A-
\$1M - \$1.5M	Bedford, Arlington, Winchester, Needham	A+
\$1.5M - \$2M	Newton, Hingham, Westwood	A+
\$2M+	Lexington, Wellesley, Brookline, Weston	A+

Pro Tip: The "Best Value A+ District" is Natick - 22 family homes starting at \$630,000

Top 20 School Districts - Complete Rankings

Rank	District	Grade	Score	Percentile
1	Lexington	A+	70.75	100th
2	Needham	A+	68.57	100th
3	Brookline	A+	67.28	99th
4	Newton	A+	66.60	99th
5	Arlington	A+	65.22	98th
6	Winchester	A+	65.17	98th
7	Weston	A+	64.90	97th
8	Hopkinton	A+	64.85	97th
9	Wayland	A+	64.34	96th
10	Dover-Sherborn	A+	64.23	96th
11	Sharon	A+	63.96	96th
12	Belmont	A+	63.90	95th
13	Medfield	A+	63.74	95th
14	Duxbury	A+	63.62	94th
15	Hingham	A+	63.53	94th
16	Natick	A+	63.48	93rd
17	Milton	A+	62.75	93rd
18	Wellesley	A+	62.66	92nd
19	Bedford	A+	62.37	92nd
20	Westwood	A+	62.21	92nd

Rankings based on BMN Boston proprietary algorithm analyzing MCAS scores, graduation rates, attendance, and 6 other factors.

Family Home Prices - 3+ Bedroom Homes

A+ Districts: Single-Family & Townhouse Prices

Town	Entry Price	Average	Homes Available
Weston	\$1,595,000	\$11.9M	12
Brookline	\$1,600,000	\$5.2M	23
Wellesley	\$1,190,000	\$3.9M	26
Lexington	\$1,480,000	\$3.2M	28
Newton	\$790,000	\$2.9M	49
Needham	\$849,000	\$2.8M	20
Hingham	\$775,000	\$2.8M	18
Winchester	\$829,000	\$2.2M	12
Natick	\$630,000	\$1.6M	22

A-Rated Districts: Excellent Schools, Lower Prices

Town	Grade	Entry Price	Homes Available
Canton	A	\$499,900	10
Easton	A	\$520,000	25
Chelmsford	A	\$529,000	9
Framingham	A-	\$529,999	19
Westford	A-	\$539,900	17
Quincy	A-	\$584,000	15
Worcester	B+	\$250,000	95

School Search Checklist

10 Questions to Ask Before Buying in a School District

About the Schools:

- What are the elementary, middle, and high school ratings?
- What's the student-teacher ratio?
- Are there before/after school programs?
- What sports and extracurricular activities are offered?
- What are the MCAS proficiency rates in math and reading?

About the Home:

- Is this address definitely in the school zone? (Ask us to verify)
- Are there any pending school boundary changes?
- How far is the walk/bus ride to school?
- What's the property's assessed value vs. asking price?
- How does this price compare to recent sales?

Due Diligence Resources

- MA DESE School Profiles:: profiles.doe.mass.edu
- BMN Boston School Search:: bmn-boston.com (filter by school grade)
- Town Budget Info:: Your town's municipal website

Your Local Experts - The Brody Murphy Novak Team

We're not just agents who know schools - we're locals who raised families here.

Nearly \$100M	\$700M+	#1
2025 Sales Volume	Career Total	Small Team in MA (DE)



Steven Novak - Team Lead

Top 1.5% of agents nationwide. Boston Magazine Top Producer. Fluent in English and Russian.
617-955-2224 | steve@bmnboston.com



Craig Brody - Team Lead

Grew up in Framingham, knows Metrowest firsthand. Expert in Back Bay, Beacon Hill + suburbs.
617-519-1480 | craig@bmnboston.com



Ashlie Tucker - Agent & Marketing Specialist

First-time buyer specialist. UNH Hospitality Management degree.
603-848-9194 | ashlie@bmnboston.com

Get Started Today

Download the BMN Boston App

Search for homes by school district grade - something you can't do on Zillow or Redfin. Get push notifications for new family homes in your target districts.



Search "BMN Boston" in the App Store

Schedule Your Free Consultation

Call us: 617-800-9008

Email: contact@bmnboston.com

Website: bmnboston.com

Data current as of January 2026. School rankings based on BMN Boston proprietary algorithm. Prices reflect active MLS listings and are subject to change. Douglas Elliman Real Estate, 20 Park Plaza Suite 820, Boston, MA 02116.