

Forestdale

Community · MA · Massachusetts › Barnstable County

BALANCED MARKET

\$663K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

51

SALES (12 MO)

\$643K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

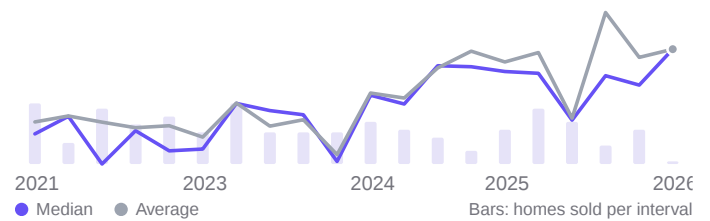
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$715K · Average \$715K

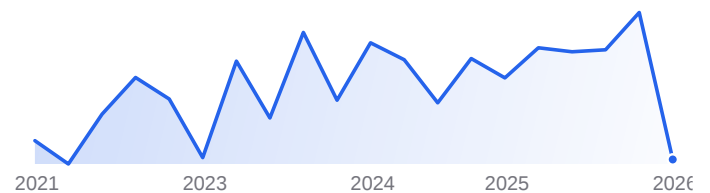
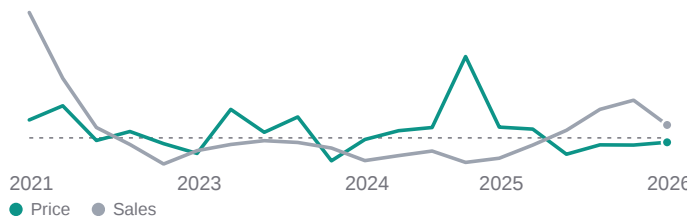


Growth (year over year)

Price -4.6% · Sales +13.3%

Price per square foot

\$272/ft²

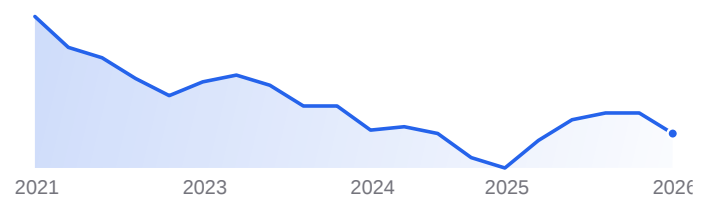


Sale premium vs estimated value

+18.3%

Annual turnover (share of homes sold)

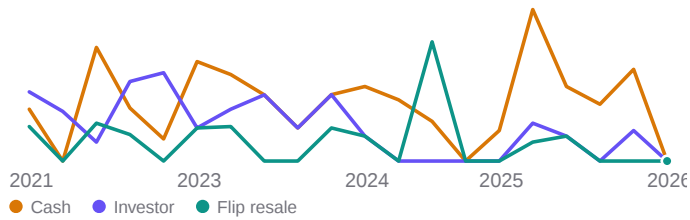
3.4%



BUYERS & OUTCOMES

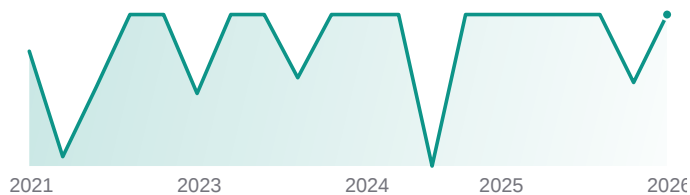
Buyer mix

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



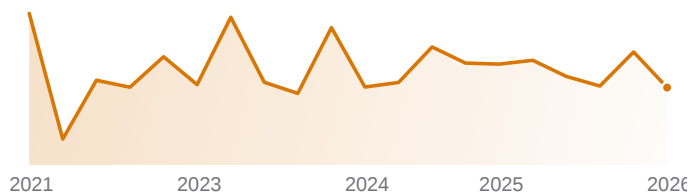
Sellers who sold at a gain

100%

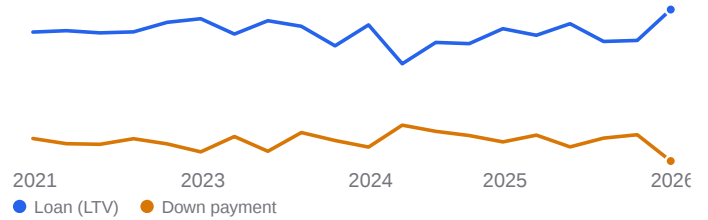


Median annualized return at resale

+4.4%

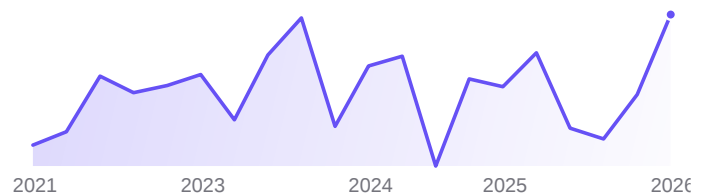


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



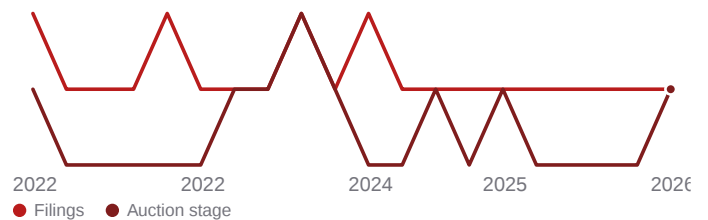
Typical hold before selling

23.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,509
Median value (AVM)	\$643K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1985
Single family	96%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	4,150
Density	1,088 / mi ²
Median household income	\$115K
Average household income	\$145K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	3.8%
Unemployment	1.5%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.