

Barnstable County, MA

County · MA · Massachusetts

BALANCED MARKET

\$711K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

4,294

SALES (12 MO)

\$759K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



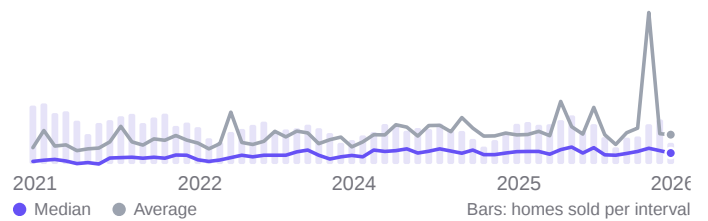
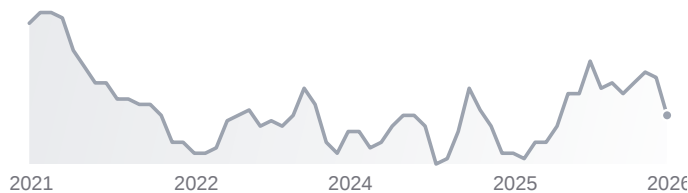
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$680K · Average \$923K

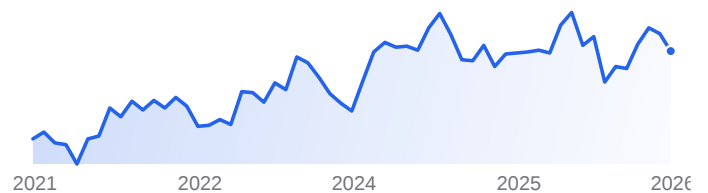
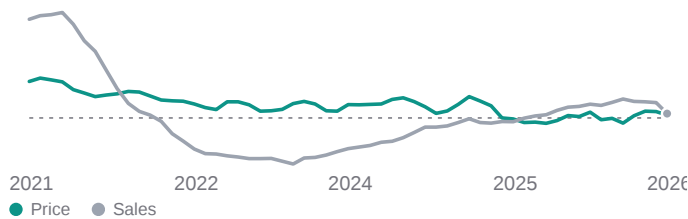


Growth (year over year)

Price +1.6% · Sales +2.5%

Price per square foot

\$483/ft²

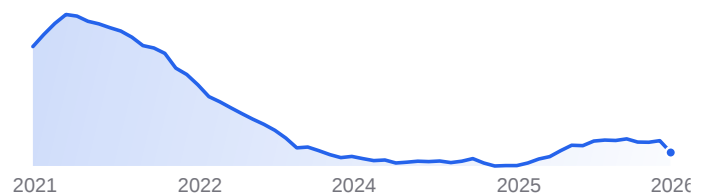
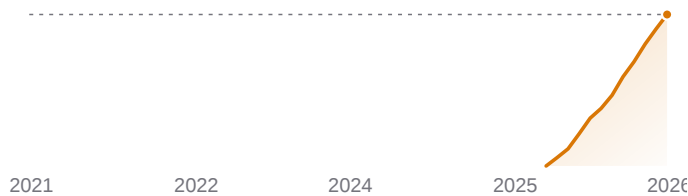


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

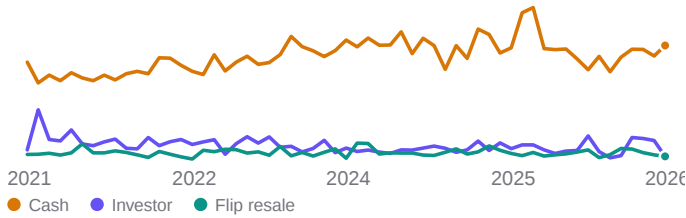
2.9%



BUYERS & OUTCOMES

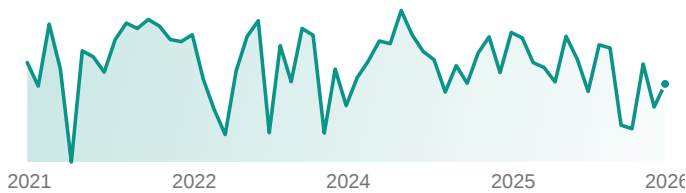
Buyer mix

Cash 42% · Investor 2.2% · Flip resale 2.2%



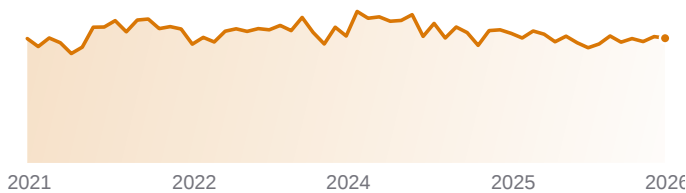
Sellers who sold at a gain

95%

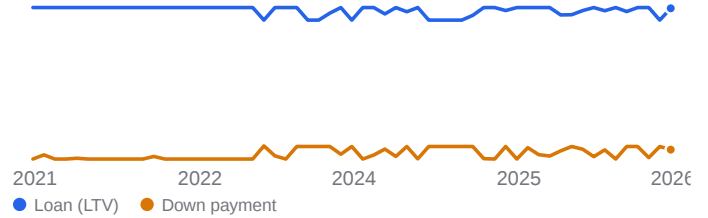


Median annualized return at resale

+5.9%

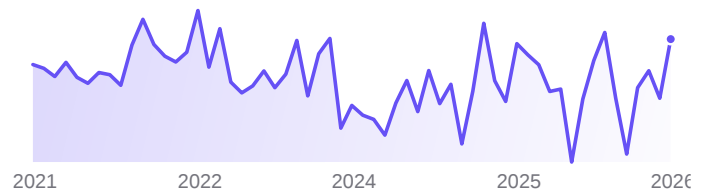


Financing (share of purchase price) Loan (LTV) 80% · Down payment 24%



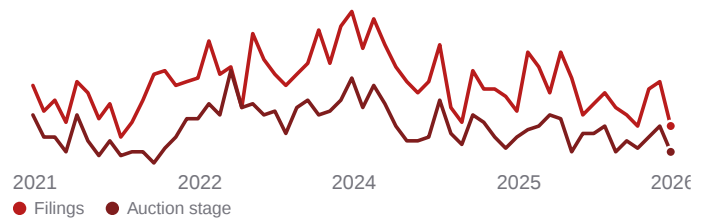
Typical hold before selling

16.1 yrs



Preforeclosure filings

Filings 11 · Auction stage 4



HOUSING STOCK

Homes	148,944
Median value (AVM)	\$759K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1977
Single family	83%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.9%
Owner occupied	48%
Company owned	23%
Median loan-to-value	32%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	233,366
Density	592 / mi²
Median household income	\$92K
Average household income	\$123K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	49
Homes occupied	65%
Bachelor's or higher	26%
Poverty rate	6.2%
Unemployment	1.4%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

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.