

Dukes County, MA

County · MA · Massachusetts

BALANCED MARKET

\$2.1M

MEDIAN SALE PRICE

+49.3%

1-YR CHANGE

280

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



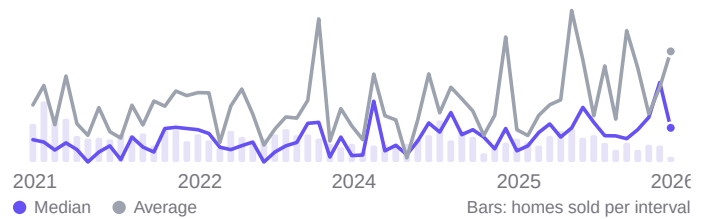
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$1.7M · Average \$3.2M

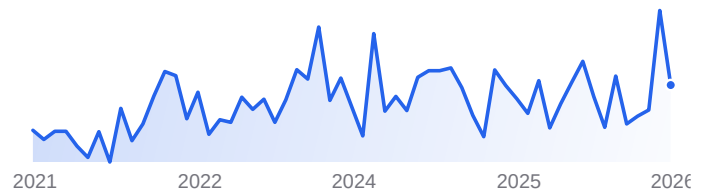
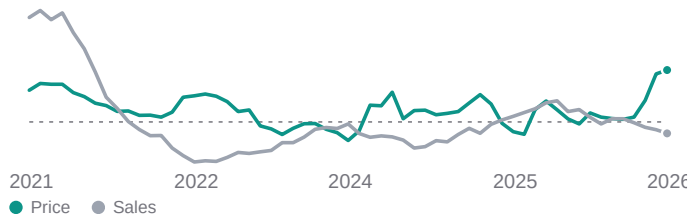


Growth (year over year)

Price +49.3% · Sales -10.8%

Price per square foot

\$928/ft²

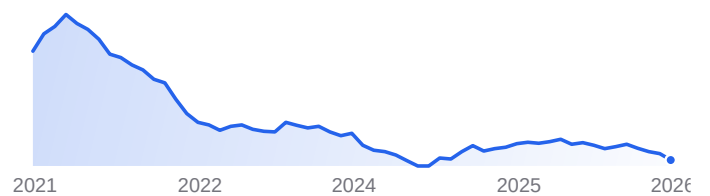
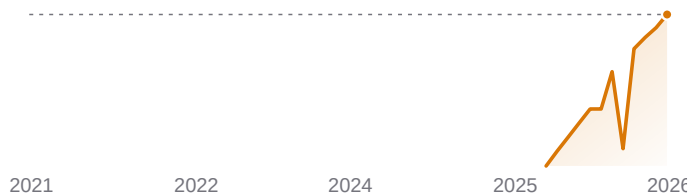


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

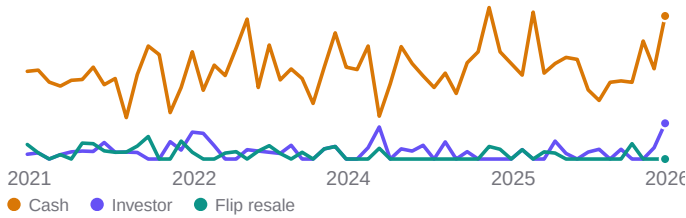
1.9%



BUYERS & OUTCOMES

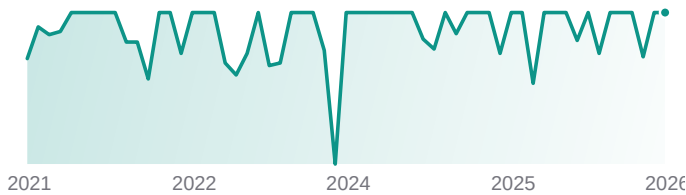
Buyer mix

Cash 67% · Investor 17% · Flip resale 0%



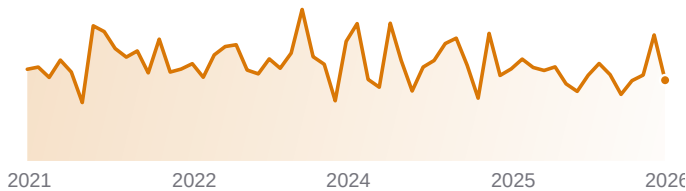
Sellers who sold at a gain

100%

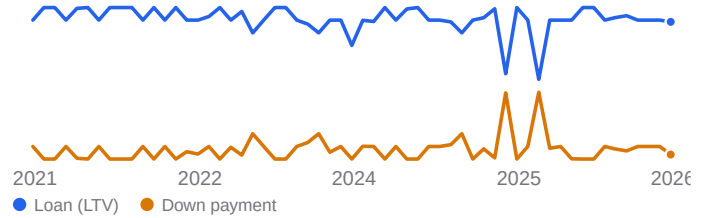


Median annualized return at resale

+6.6%

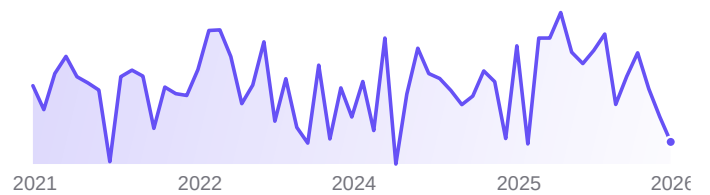


Financing (share of purchase price) Loan (LTV) 74% · Down payment 22%



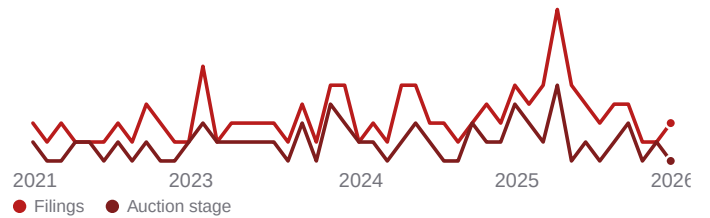
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	14,965
Median value (AVM)	\$1.5M
Median size	1,782 ft²
Median bedrooms	3
Median year built	1984
Single family	82%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.8%
Owner occupied	23%
Company owned	33%
Median loan-to-value	21%

Typical ownership tenure

19.5 yrs

COMMUNITY

Population	21,017
Density	204 / mi²
Median household income	\$93K
Average household income	\$131K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	45
Homes occupied	54%
Bachelor's or higher	20%
Poverty rate	4.9%
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.