

Rockport 01966

ZIP code · MA · Massachusetts > Essex County > Rockport

BALANCED MARKET

\$799K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

83

SALES (12 MO)

\$885K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



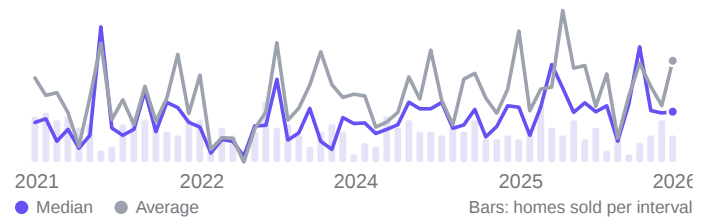
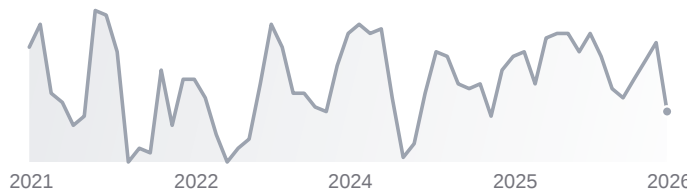
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$800K · Average \$1.2M

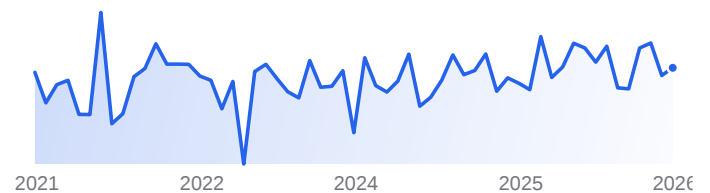
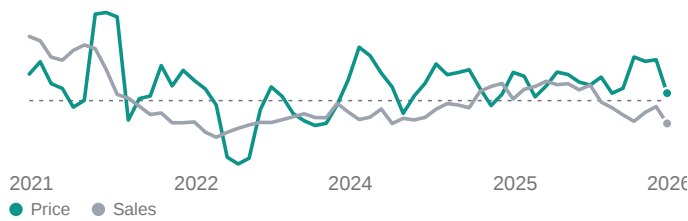


Growth (year over year)

Price +5.2% · Sales -16.2%

Price per square foot

\$544/ft²

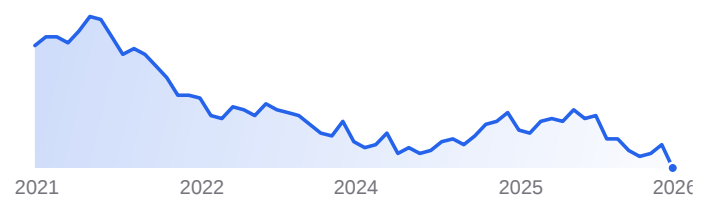


Sale premium vs estimated value

+6.7%

Annual turnover (share of homes sold)

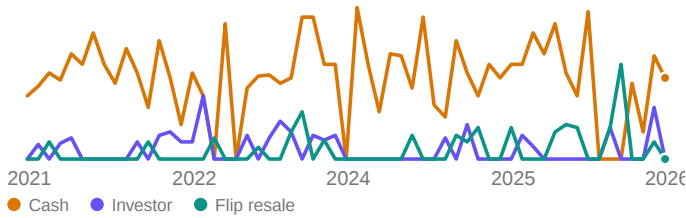
2.4%



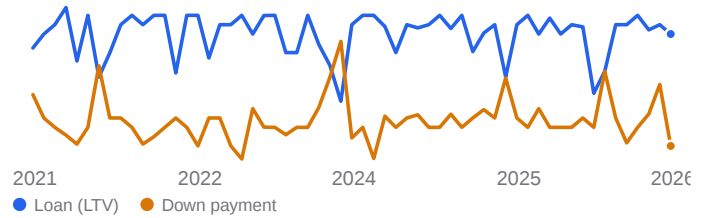
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 0%

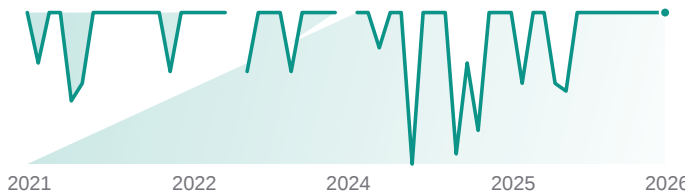


Financing (share of purchase price) Loan (LTV) 70% · Down payment 10%



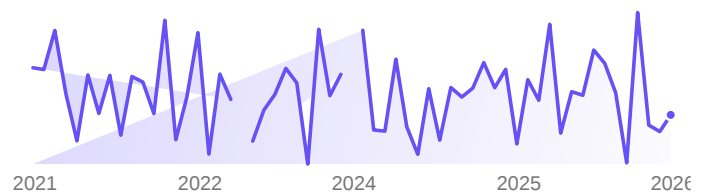
Sellers who sold at a gain

100%



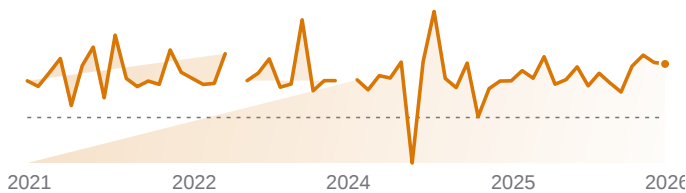
Typical hold before selling

9.4 yrs



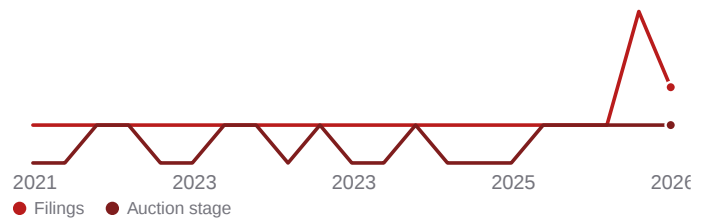
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,498
Median value (AVM)	\$885K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1953
Single family	72%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.7%
Owner occupied	65%
Company owned	22%
Median loan-to-value	31%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	7,145
Density	833 / mi²
Median household income	\$94K
Average household income	\$123K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	94
Homes occupied	79%
Bachelor's or higher	30%
Poverty rate	4.5%
Unemployment	0.9%
Average temp	49°F
Annual precip	47 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.