

Whitman 02382

ZIP code · MA · Massachusetts · Plymouth County

BALANCED MARKET

\$509K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

140

SALES (12 MO)

\$509K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



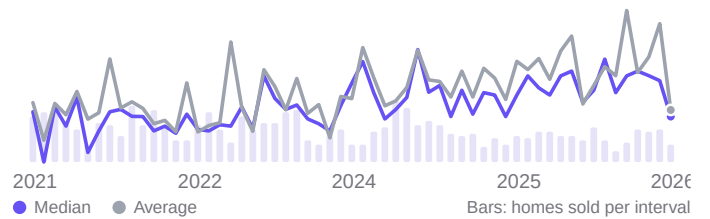
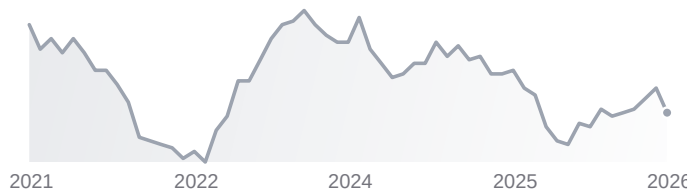
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$455K · Average \$469K

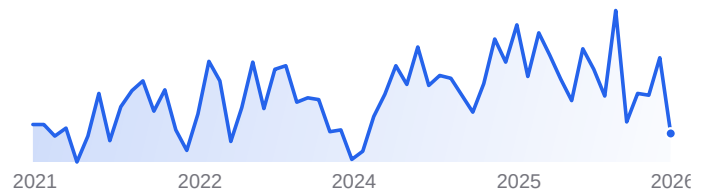
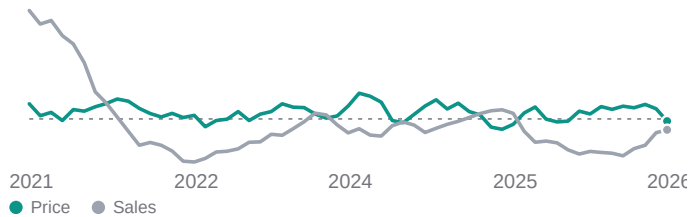


Growth (year over year)

Price -1.9% · Sales -9.1%

Price per square foot

\$259/ft²

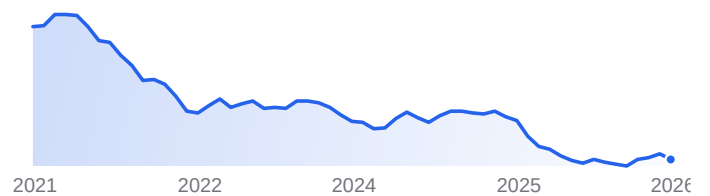


Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

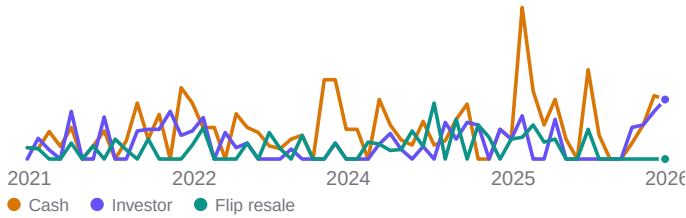
3.0%



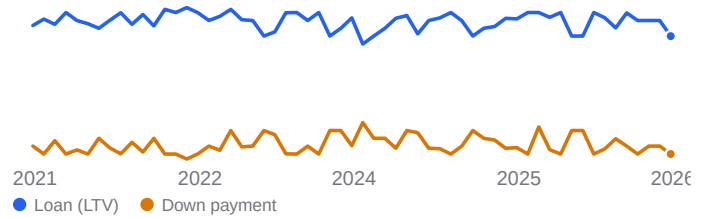
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 0%

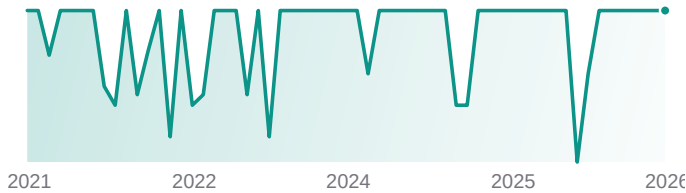


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



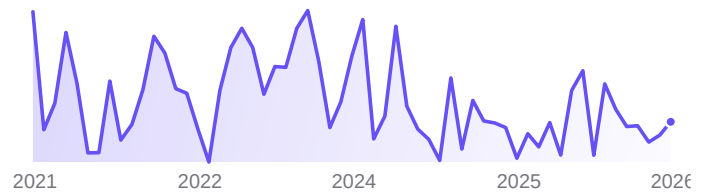
Sellers who sold at a gain

100%



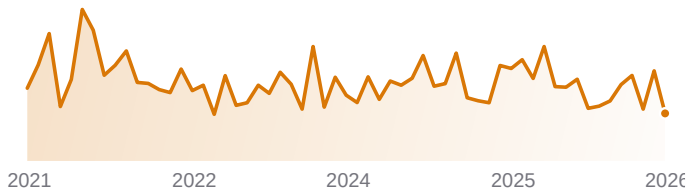
Typical hold before selling

7.2 yrs



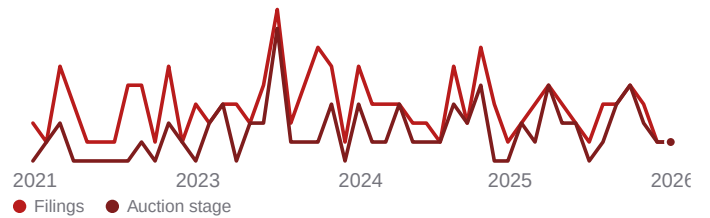
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,675
Median value (AVM)	\$509K
Median size	1,698 ft²
Median bedrooms	3
Median year built	1960
Single family	73%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.0%
Owner occupied	87%
Company owned	17%
Median loan-to-value	53%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	15,578
Density	2,237 / mi²
Median household income	\$103K
Average household income	\$113K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	63
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	7.6%
Unemployment	1.3%
Average temp	50°F
Annual precip	48 in
Sunshine	52%

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.