

Buzzards Bay 02532

ZIP code · MA · Massachusetts › Barnstable County › Buzzards Bay

BALANCED MARKET

\$585K

MEDIAN SALE PRICE

+6.9%

1-YR CHANGE

209

SALES (12 MO)

\$594K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

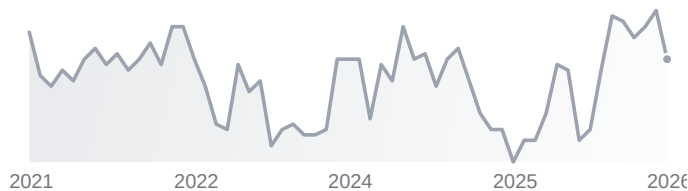
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

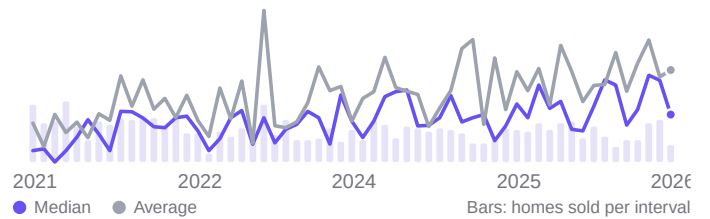
Market temperature (0–100)

59 / 100



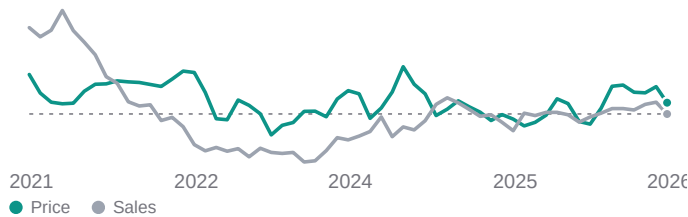
Sale prices

Median \$510K · Average \$646K



Growth (year over year)

Price +6.9% · Sales +0.0%



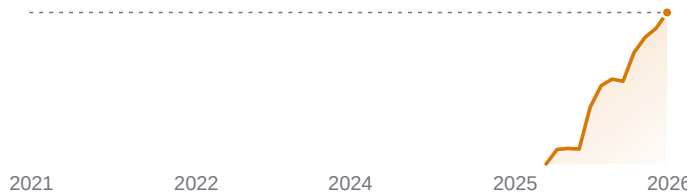
Price per square foot

\$365/ft²



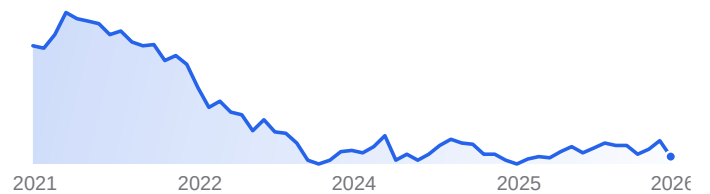
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

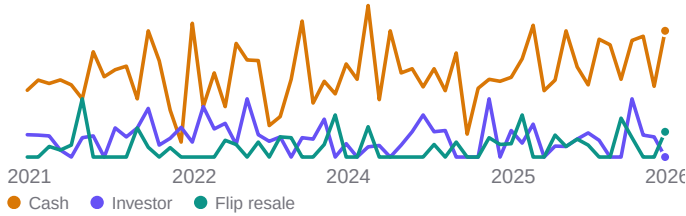
3.2%



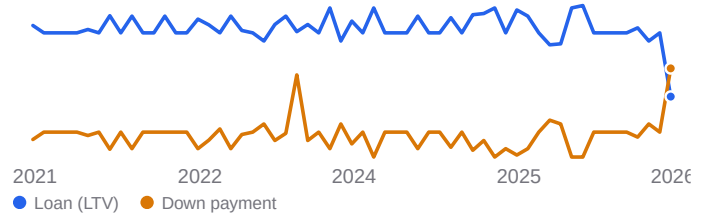
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 10%

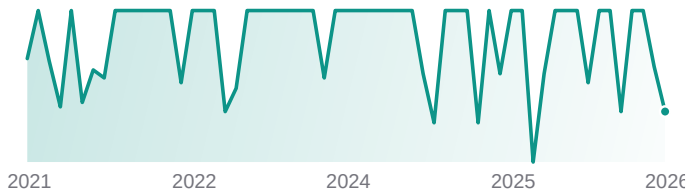


Financing (share of purchase price) Loan (LTV) 41% · Down payment 59%



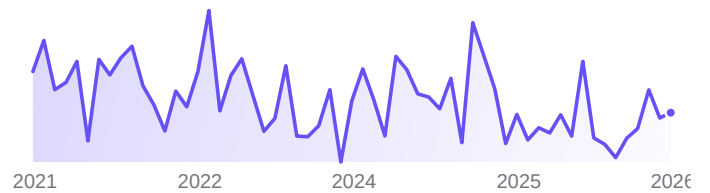
Sellers who sold at a gain

90%



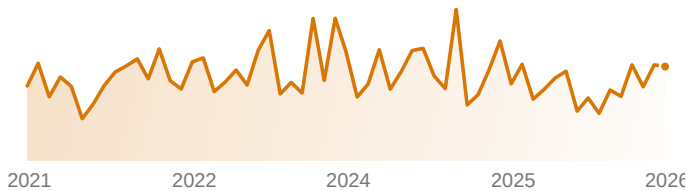
Typical hold before selling

9.9 yrs



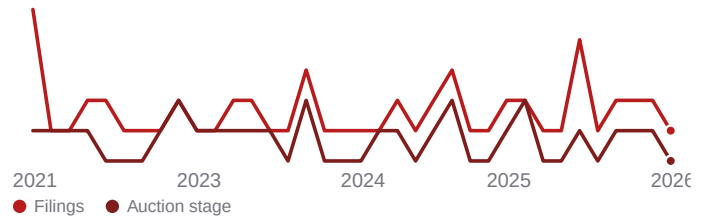
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,593
Median value (AVM)	\$594K
Median size	1,521 ft²
Median bedrooms	3
Median year built	1971
Single family	78%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.9%
Owner occupied	59%
Company owned	22%
Median loan-to-value	36%

Typical ownership tenure

15.1 yrs

COMMUNITY

Population	13,746
Density	569 / mi²
Median household income	\$88K
Average household income	\$110K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	57
Homes occupied	81%
Bachelor's or higher	26%
Poverty rate	7.2%
Unemployment	1.3%
Average temp	50°F
Annual precip	48 in
Sunshine	57%

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.