

Chilmark 02535

ZIP code · MA · Massachusetts · Dukes County

BUYER'S MARKET

\$3.5M

MEDIAN SALE PRICE

-21.6%

1-YR CHANGE

27

SALES (12 MO)

\$2.3M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



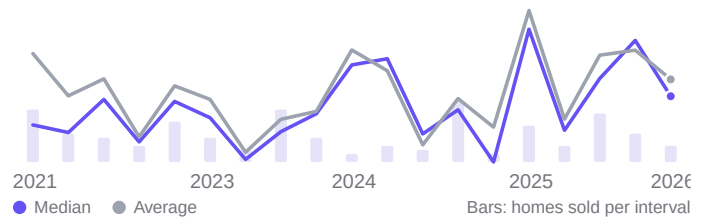
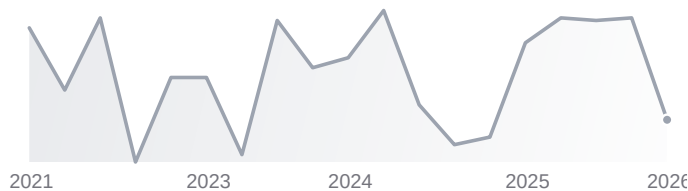
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$2.9M · Average \$3.5M

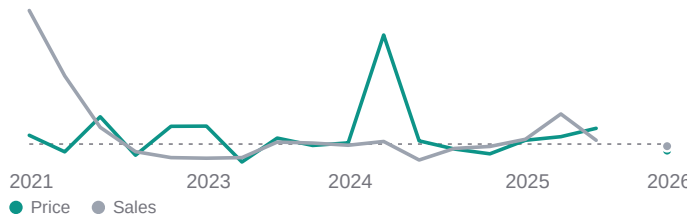


Growth (year over year)

Price -21.6% · Sales -6.9%

Price per square foot

\$2106/ft²



Sale premium vs estimated value

+18.3%

Annual turnover (share of homes sold)

1.5%



BUYERS & OUTCOMES

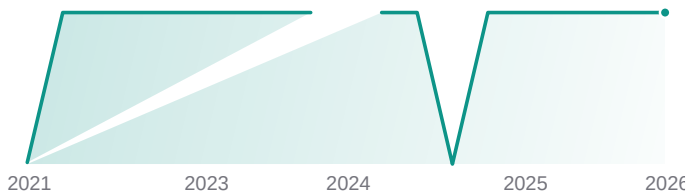
Buyer mix

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



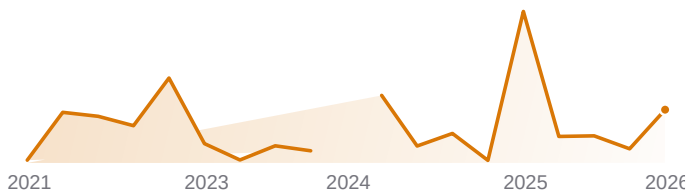
Sellers who sold at a gain

100%

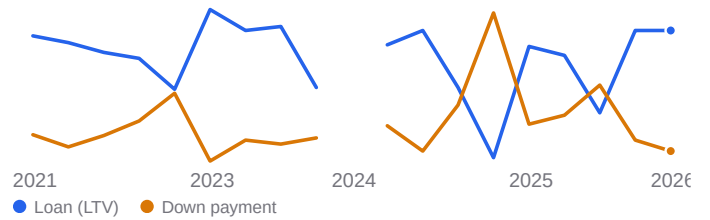


Median annualized return at resale

+13.0%

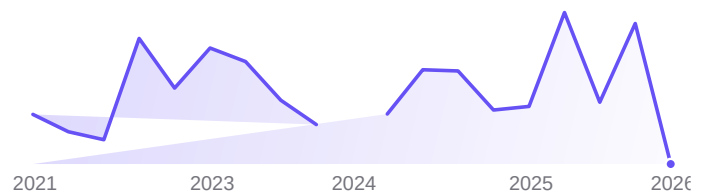


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



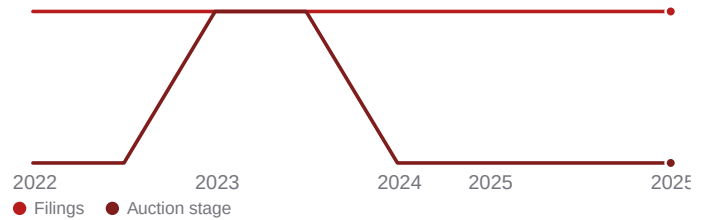
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,807
Median value (AVM)	\$2.3M
Median size	2,082 ft²
Median bedrooms	3
Median year built	1985
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	1.0%
Owner occupied	23%
Company owned	39%
Median loan-to-value	13%
Typical ownership tenure	21.9 yrs

COMMUNITY

Population	1,825
Density	36 / mi²
Median household income	\$139K
Average household income	\$211K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	44
Homes occupied	41%
Bachelor's or higher	29%
Poverty rate	2.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.