

East Falmouth 02536

ZIP code · MA · Massachusetts > Barnstable County > East Falmouth

BALANCED MARKET

\$728K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

313

SALES (12 MO)

\$715K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



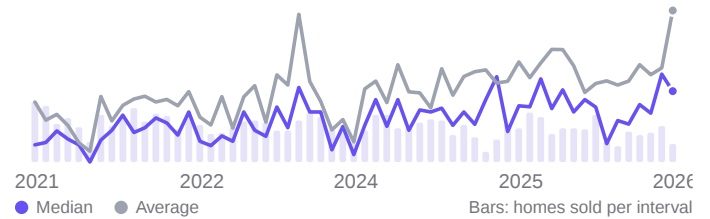
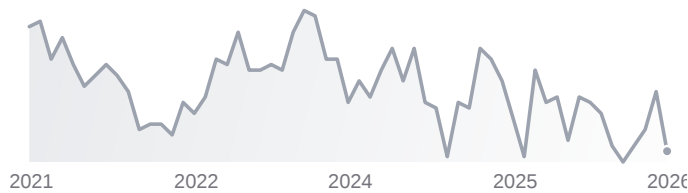
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$735K · Average \$1.1M

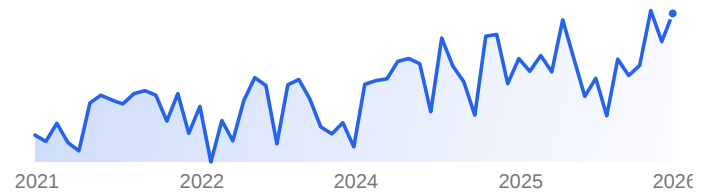
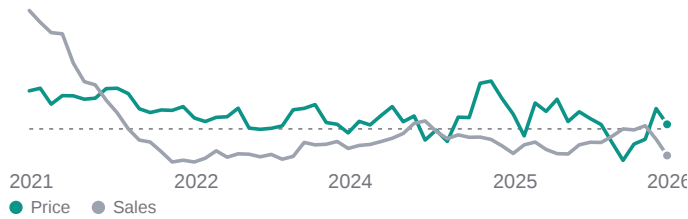


Growth (year over year)

Price +2.5% · Sales -14.5%

Price per square foot

\$546/ft²

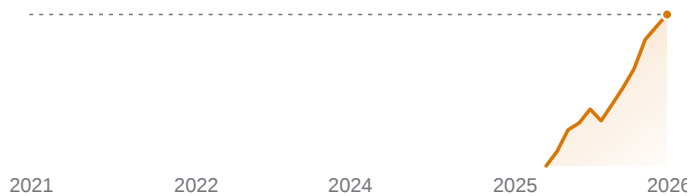


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

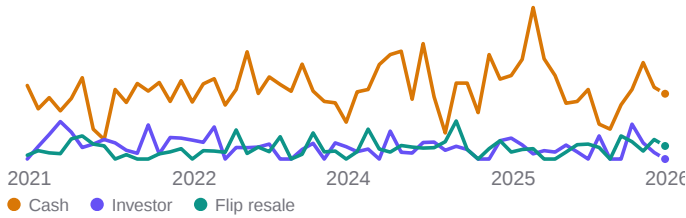
2.7%



BUYERS & OUTCOMES

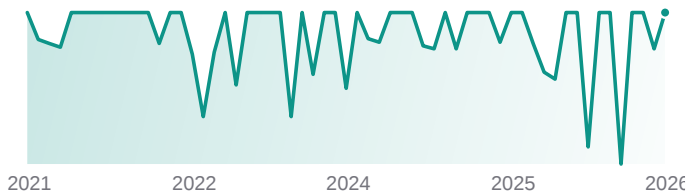
Buyer mix

Cash 31% · Investor 0% · Flip resale 6.3%



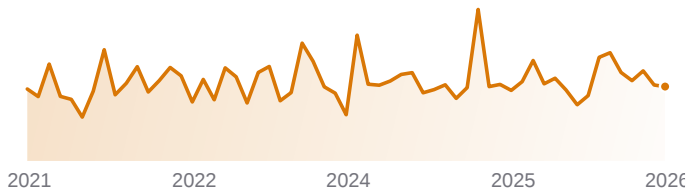
Sellers who sold at a gain

100%

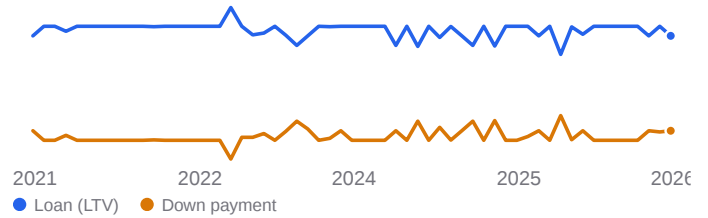


Median annualized return at resale

+6.2%

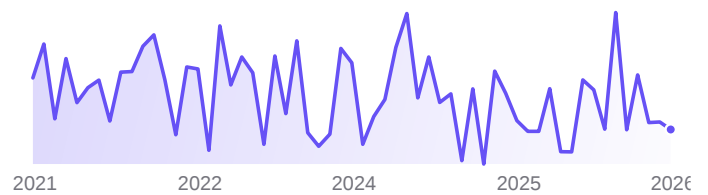


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



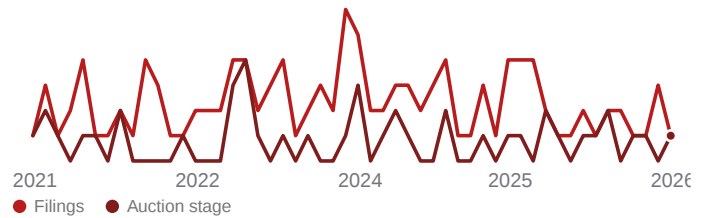
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,762
Median value (AVM)	\$715K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1977
Single family	94%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.0%
Owner occupied	59%
Company owned	19%
Median loan-to-value	34%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	19,539
Density	662 / mi²
Median household income	\$90K
Average household income	\$125K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	48
Homes occupied	73%
Bachelor's or higher	25%
Poverty rate	7.0%
Unemployment	1.4%
Average temp	50°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.