

East Sandwich 02537

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

STRONG BUYER'S MARKET

\$548K

MEDIAN SALE PRICE

-26.8%

1-YR CHANGE

59

SALES (12 MO)

\$815K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



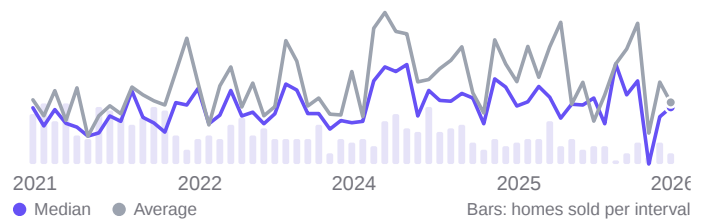
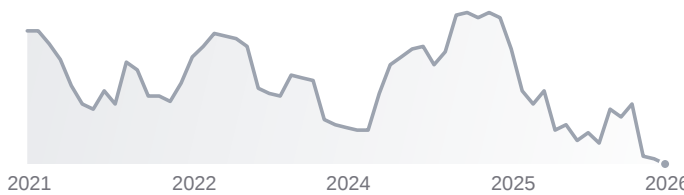
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$690K · Average \$722K

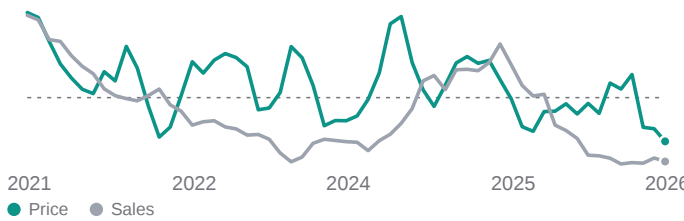


Growth (year over year)

Price -26.8% · Sales -39.2%

Price per square foot

\$494/ft²



Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

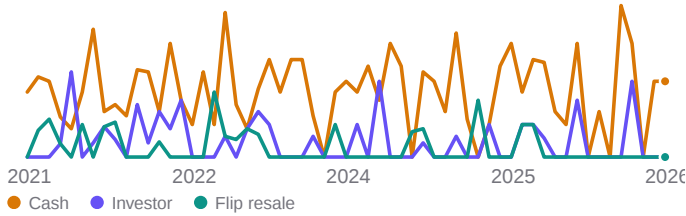
1.9%



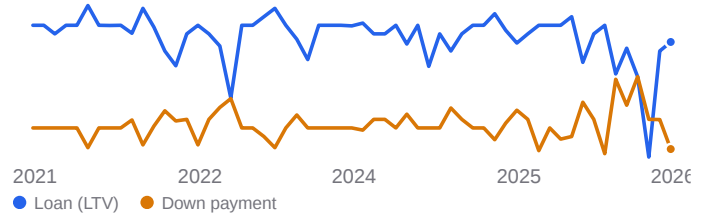
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

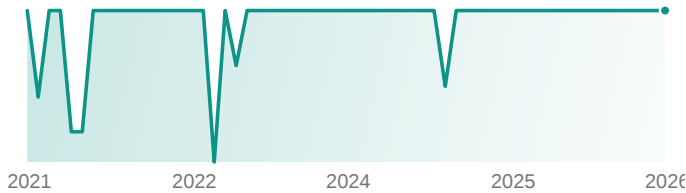


Financing (share of purchase price) Loan (LTV) 70% · Down payment 7.7%



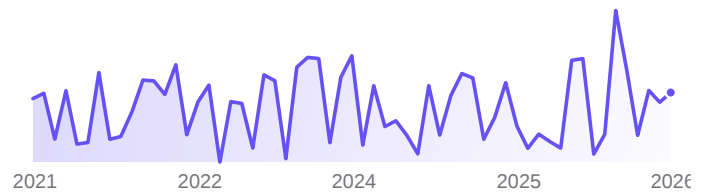
Sellers who sold at a gain

100%



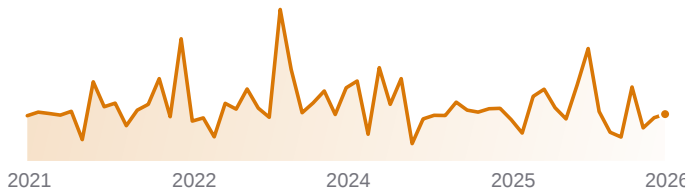
Typical hold before selling

15.8 yrs



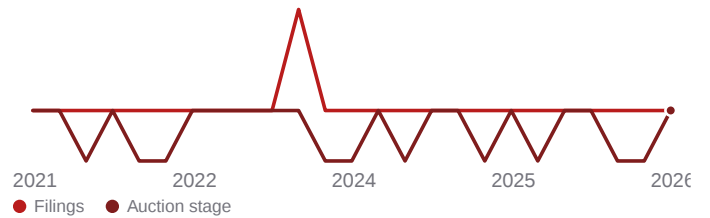
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,095
Median value (AVM)	\$815K
Median size	1,862 ft²
Median bedrooms	3
Median year built	1981
Single family	91%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.8%
Owner occupied	62%
Company owned	26%
Median loan-to-value	38%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	6,030
Density	478 / mi²
Median household income	\$114K
Average household income	\$137K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	56
Homes occupied	76%
Bachelor's or higher	30%
Poverty rate	7.0%
Unemployment	1.4%
Average temp	50°F
Annual precip	46 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.