

East Wareham 02538

ZIP code · MA · Massachusetts > Plymouth County

BALANCED MARKET

\$508K

MEDIAN SALE PRICE

+25.0%

1-YR CHANGE

37

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



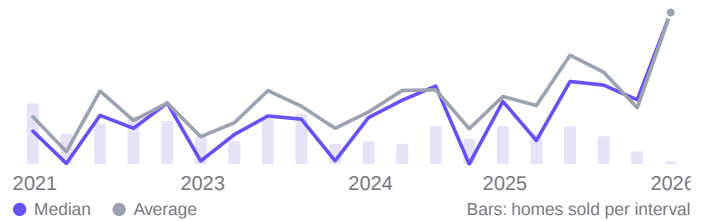
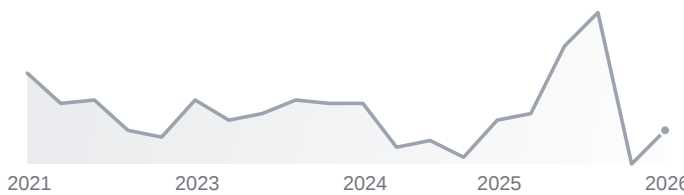
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$630K · Average \$630K

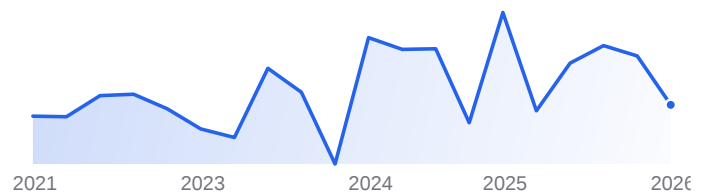
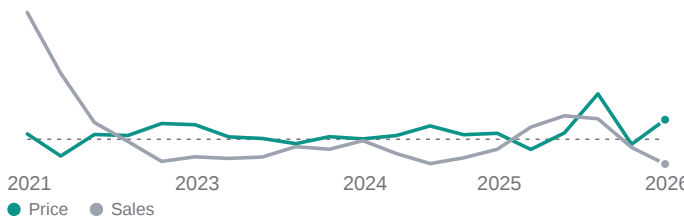


Growth (year over year)

Price +25.0% · Sales -31.5%

Price per square foot

\$329/ft²

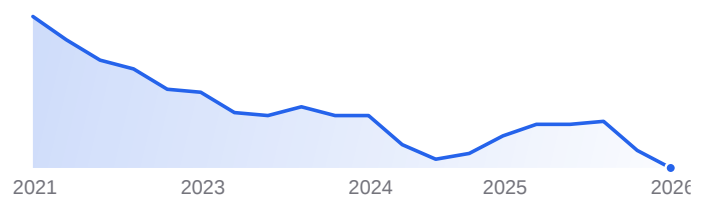


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

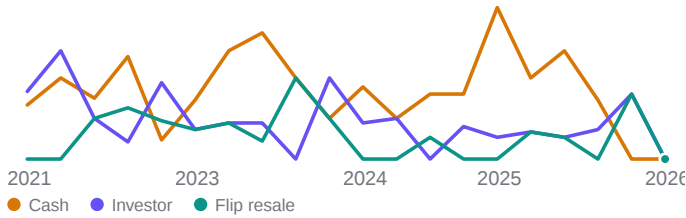
2.6%



BUYERS & OUTCOMES

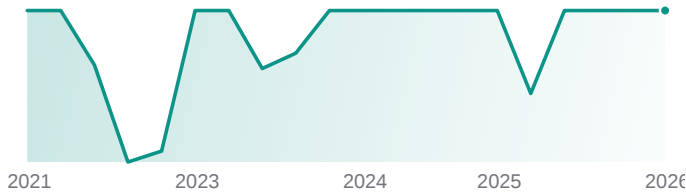
Buyer mix

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



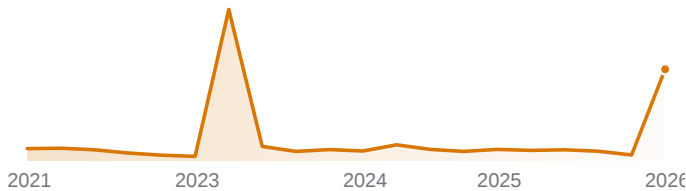
Sellers who sold at a gain

100%

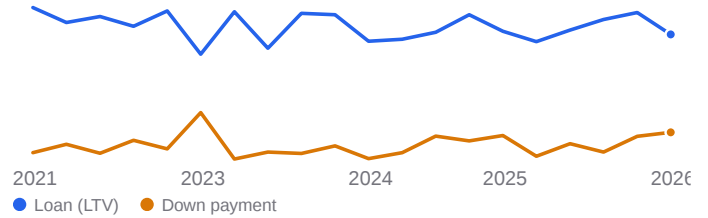


Median annualized return at resale

+48.4%

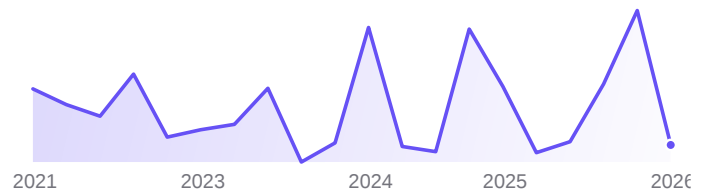


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



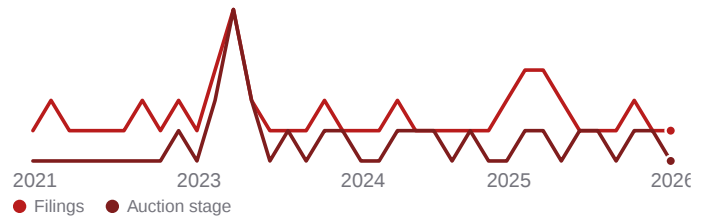
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,446
Median value (AVM)	\$456K
Median size	1,013 ft²
Median bedrooms	3
Median year built	1970
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	9.4%
Median loan-to-value	44%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	5,745
Density	738 / mi²
Median household income	\$93K
Average household income	\$104K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	61
Homes occupied	79%
Bachelor's or higher	17%
Poverty rate	6.9%
Unemployment	1.1%
Average temp	50°F
Annual precip	49 in
Sunshine	52%

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