

Falmouth 02540

ZIP code · MA · Massachusetts > Barnstable County > Falmouth

BALANCED MARKET

\$923K

MEDIAN SALE PRICE

-10.1%

1-YR CHANGE

167

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



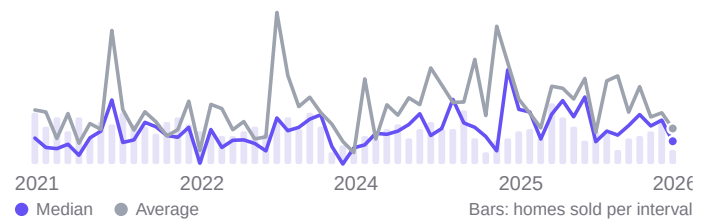
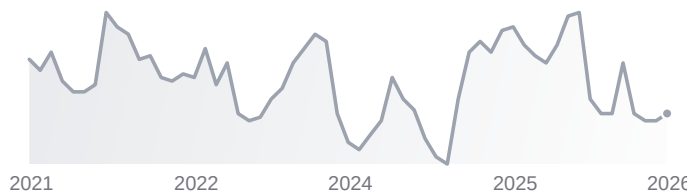
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$785K · Average \$931K

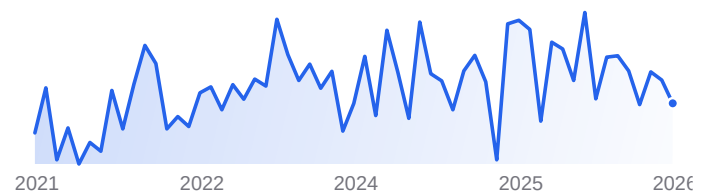
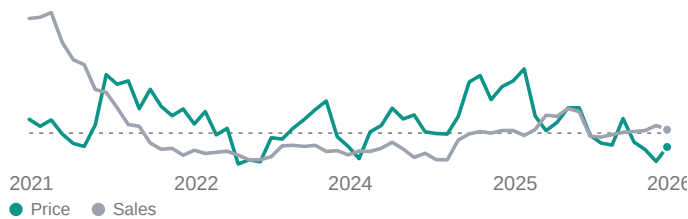


Growth (year over year)

Price -10.1% · Sales +2.5%

Price per square foot

\$451/ft²

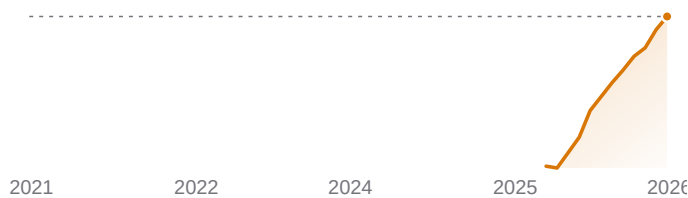


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

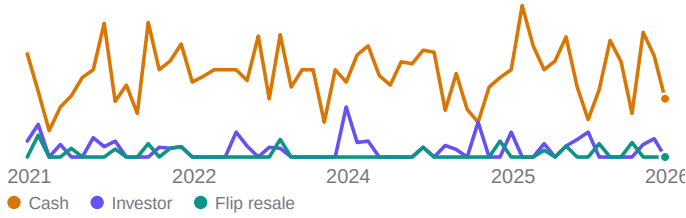
2.8%



BUYERS & OUTCOMES

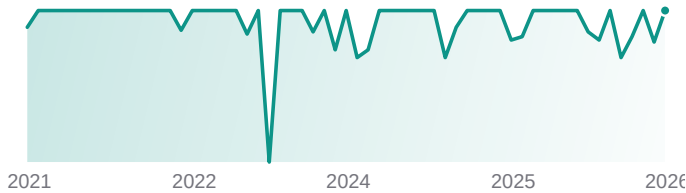
Buyer mix

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



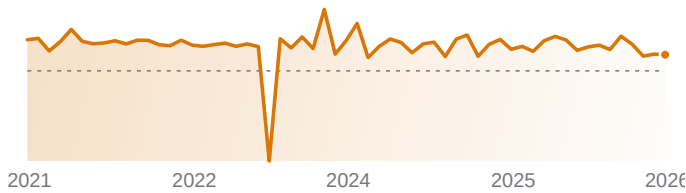
Sellers who sold at a gain

100%

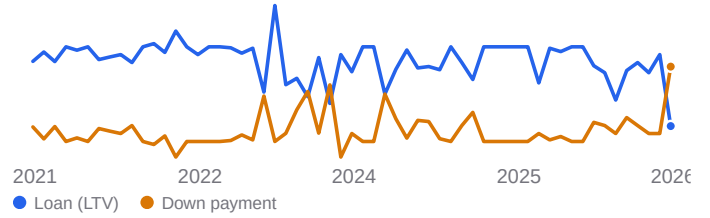


Median annualized return at resale

+3.6%

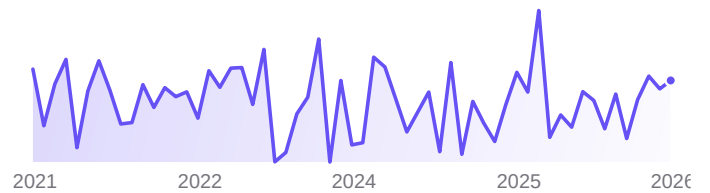


Financing (share of purchase price) Loan (LTV) 30% · Down payment 67%



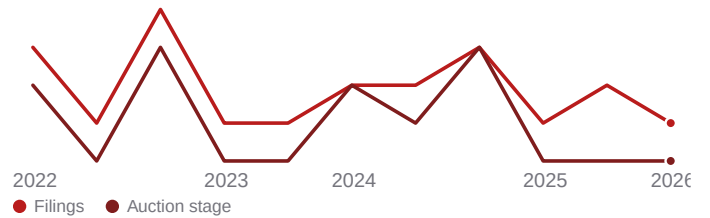
Typical hold before selling

17.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,065
Median value (AVM)	\$1.1M
Median size	2,018 ft²
Median bedrooms	3
Median year built	1970
Single family	79%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.8%
Owner occupied	43%
Company owned	26%
Median loan-to-value	24%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	9,084
Density	691 / mi²
Median household income	\$91K
Average household income	\$119K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	49
Homes occupied	67%
Bachelor's or higher	28%
Poverty rate	9.5%
Unemployment	1.0%
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.