

North Falmouth 02556

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

BALANCED MARKET

\$852K

MEDIAN SALE PRICE

-33.6%

1-YR CHANGE

70

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



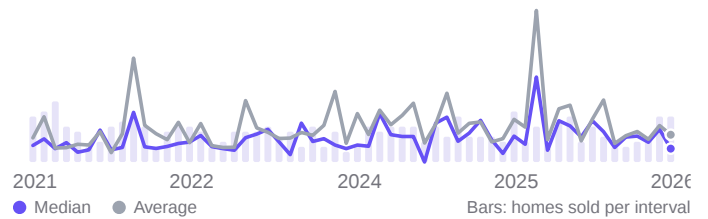
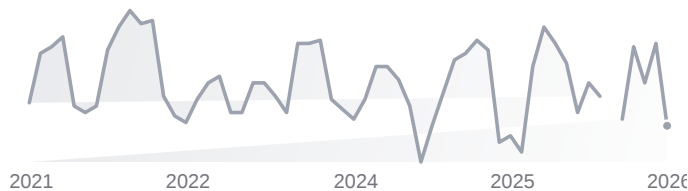
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$675K · Average \$962K

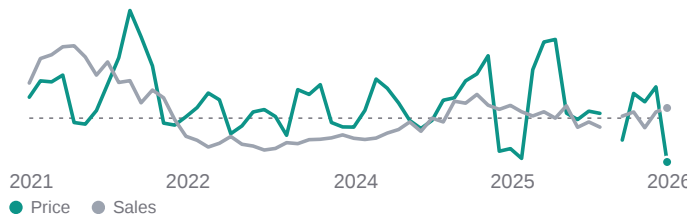


Growth (year over year)

Price -33.6% · Sales +7.7%

Price per square foot

\$428/ft²

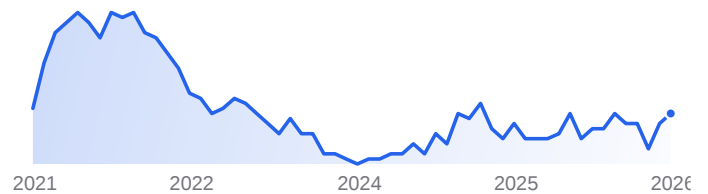
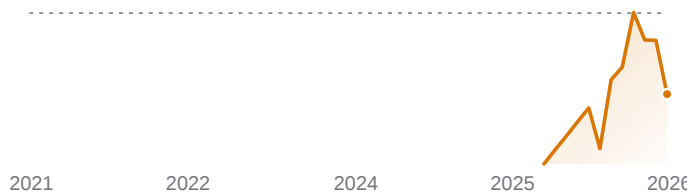


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

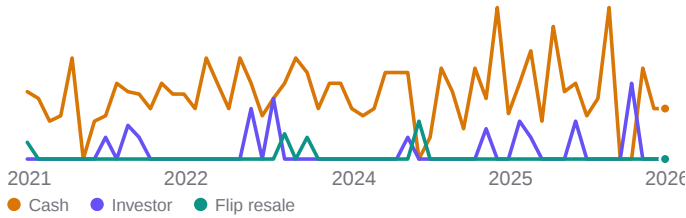
2.8%



BUYERS & OUTCOMES

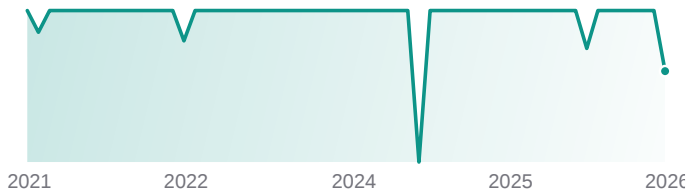
Buyer mix

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



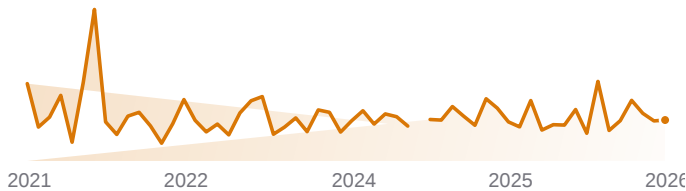
Sellers who sold at a gain

60%

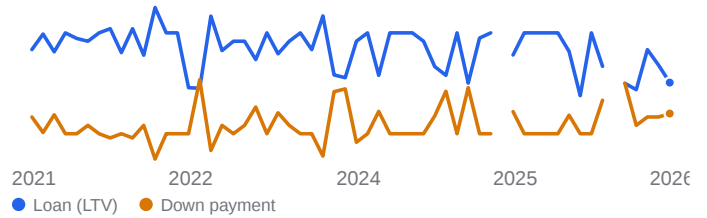


Median annualized return at resale

+5.8%

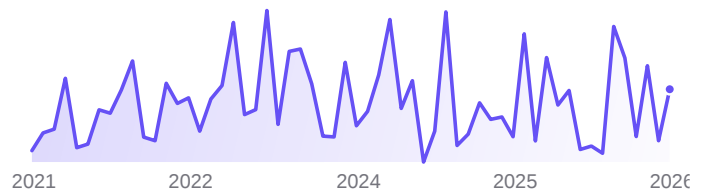


Financing (share of purchase price) Loan (LTV) 50% · Down payment 32%



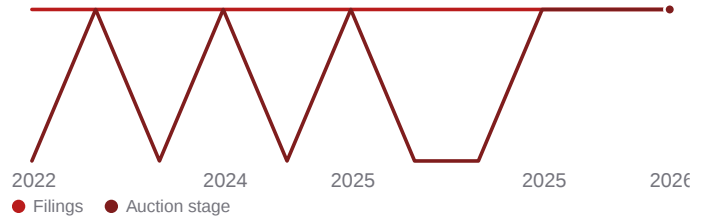
Typical hold before selling

16.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,466
Median value (AVM)	\$1.1M
Median size	2,094 ft²
Median bedrooms	3
Median year built	1979
Single family	95%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.6%
Owner occupied	41%
Company owned	24%
Median loan-to-value	24%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	3,319
Density	723 / mi²
Median household income	\$125K
Average household income	\$145K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	53
Homes occupied	58%
Bachelor's or higher	31%
Poverty rate	4.9%
Unemployment	1.3%
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.