

Oak Bluffs 02557

ZIP code · MA · Massachusetts > Dukes County > Oak Bluffs

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

69

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



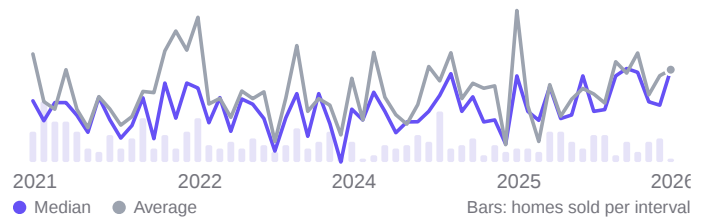
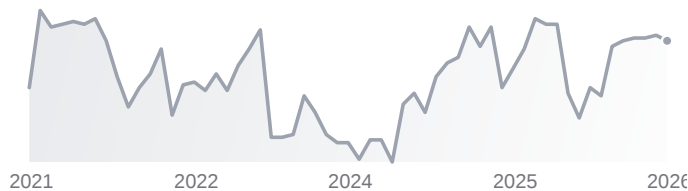
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$1.7M · Average \$1.7M

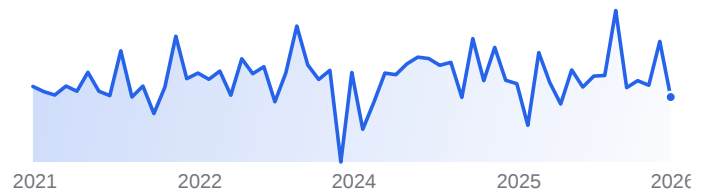
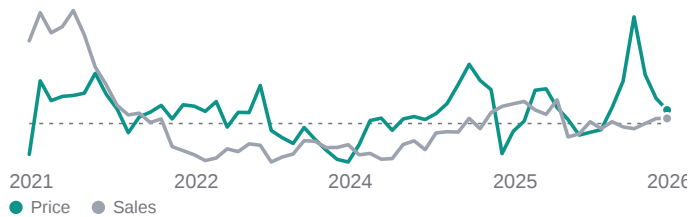


Growth (year over year)

Price +11.8% · Sales +4.5%

Price per square foot

\$590/ft²

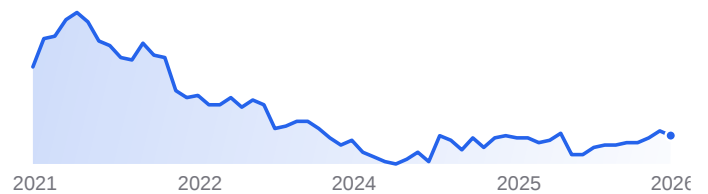


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

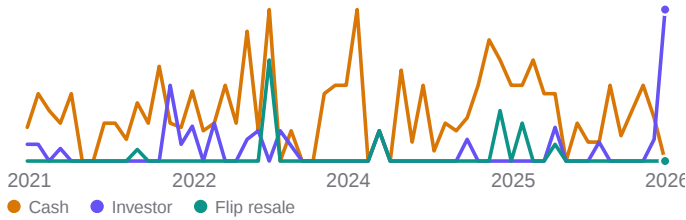
2.0%



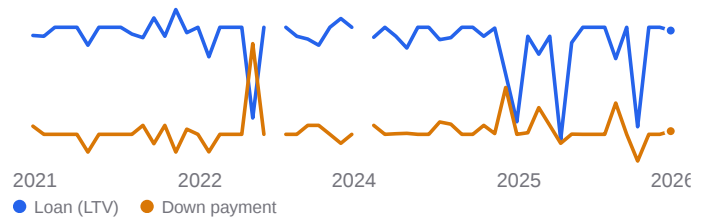
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%

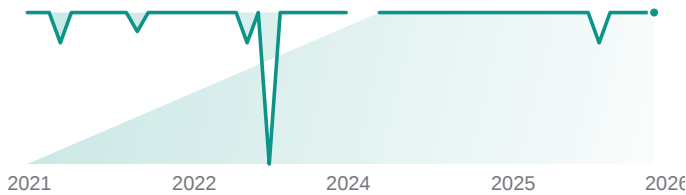


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



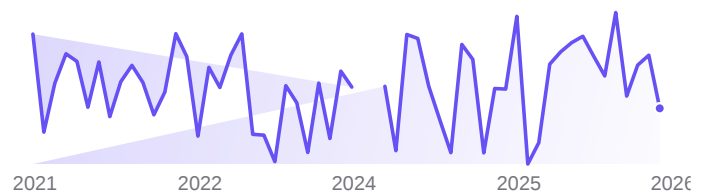
Sellers who sold at a gain

100%



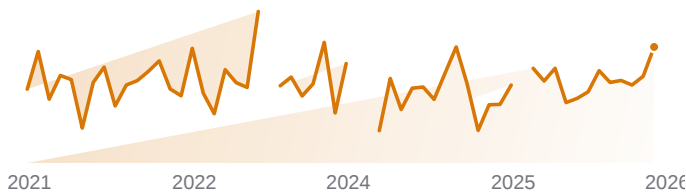
Typical hold before selling

12.2 yrs



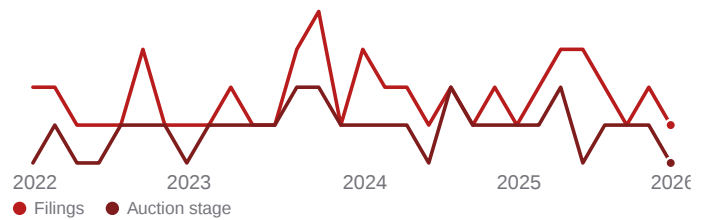
Median annualized return at resale

+11.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,522
Median value (AVM)	\$1.2M
Median size	1,560 ft²
Median bedrooms	3
Median year built	1980
Single family	88%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.6%
Owner occupied	7.7%
Company owned	29%
Median loan-to-value	23%

Typical ownership tenure

20.2 yrs

COMMUNITY

Population	414
Density	646 / mi²
Median household income	\$87K
Average household income	\$93K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	47
Homes occupied	35%
Bachelor's or higher	1%
Poverty rate	4.7%
Unemployment	1.5%
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.