

Pocasset 02559

ZIP code · MA · Massachusetts > Barnstable County > Pocasset

BUYER'S MARKET

\$661K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

49

SALES (12 MO)

\$743K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



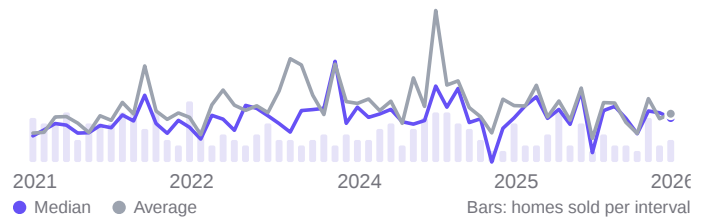
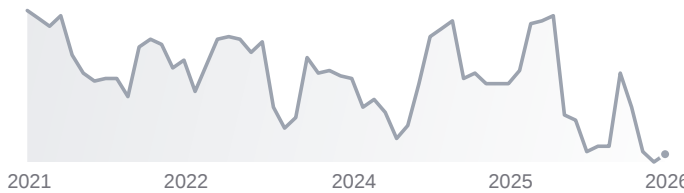
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$613K · Average \$663K

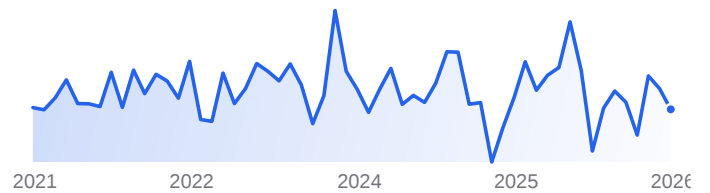
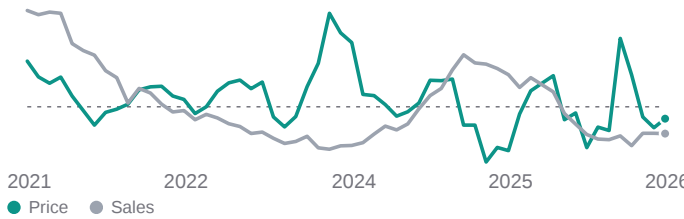


Growth (year over year)

Price -10.9% · Sales -24.6%

Price per square foot

\$315/ft²

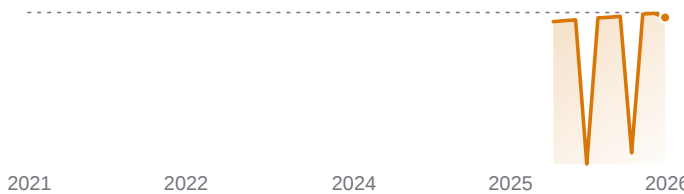


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

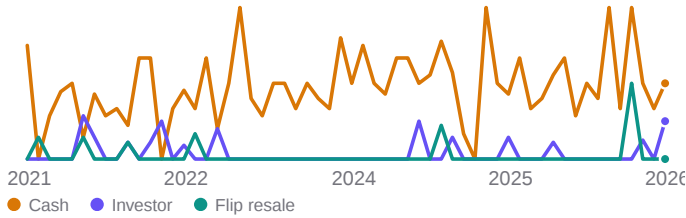
2.2%



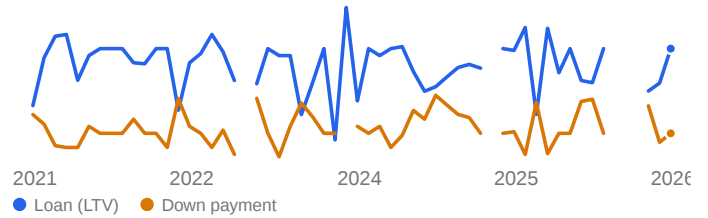
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 0%

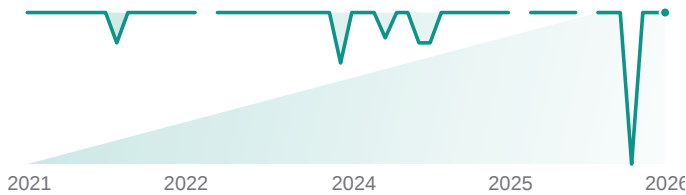


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



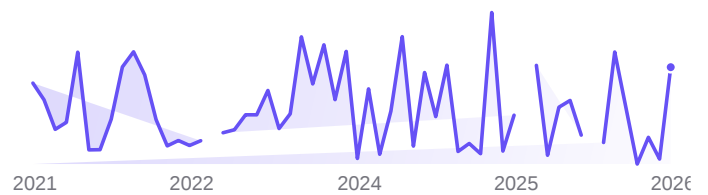
Sellers who sold at a gain

100%



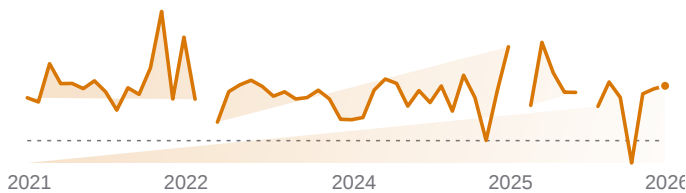
Typical hold before selling

22.9 yrs



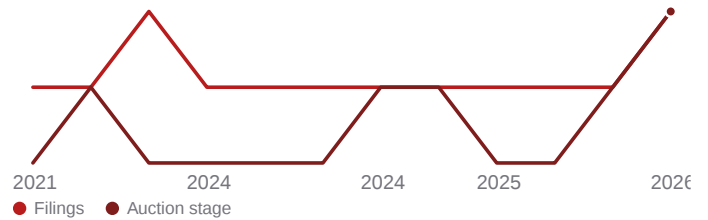
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,225
Median value (AVM)	\$743K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1970
Single family	92%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.7%
Owner occupied	42%
Company owned	28%
Median loan-to-value	28%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	4,303
Density	407 / mi²
Median household income	\$93K
Average household income	\$132K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	57
Homes occupied	67%
Bachelor's or higher	22%
Poverty rate	4.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	48 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.