

Sagamore Beach 02562

ZIP code · MA · Massachusetts > Barnstable County

BALANCED MARKET

\$665K

MEDIAN SALE PRICE

+10.6%

1-YR CHANGE

34

SALES (12 MO)

\$747K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



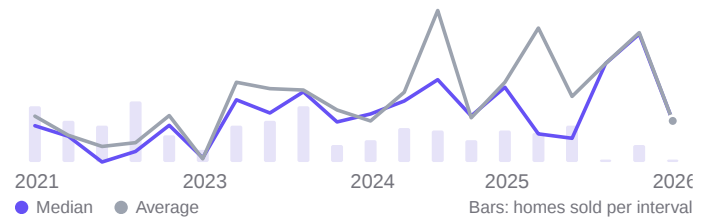
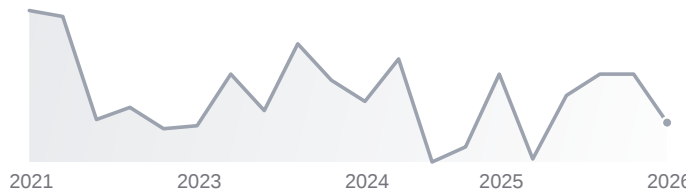
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$630K · Average \$630K

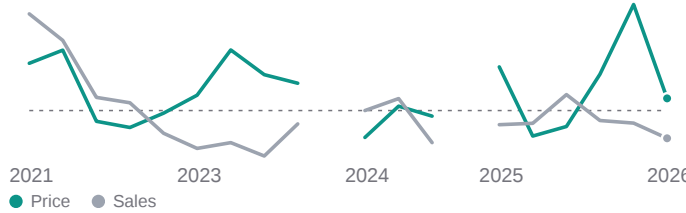


Growth (year over year)

Price +10.6% · Sales -24.4%

Price per square foot

\$480/ft²

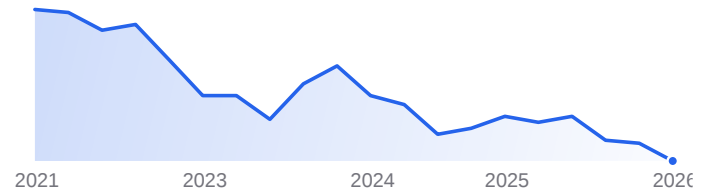


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

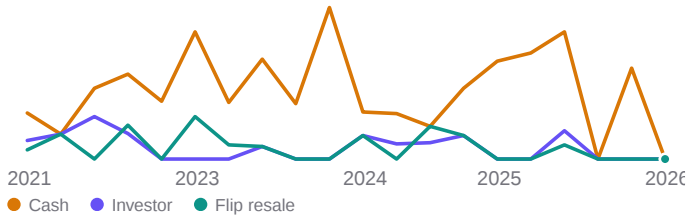
2.4%



BUYERS & OUTCOMES

Buyer mix

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



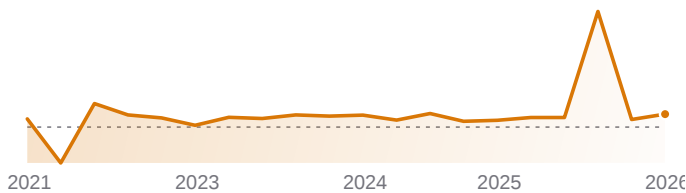
Sellers who sold at a gain

100%

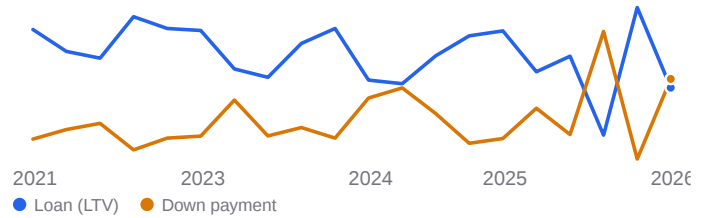


Median annualized return at resale

+8.0%

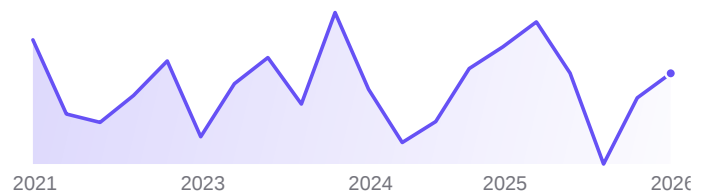


Financing (share of purchase price) Loan (LTV) 48% · Down payment 52%



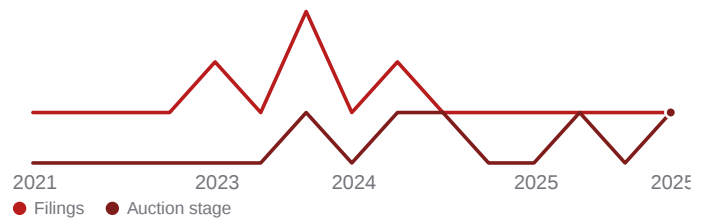
Typical hold before selling

14.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,406
Median value (AVM)	\$747K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1985
Single family	89%
Condos	9.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	63%
Company owned	24%
Median loan-to-value	37%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	3,207
Density	906 / mi²
Median household income	\$113K
Average household income	\$149K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	61
Homes occupied	84%
Bachelor's or higher	38%
Poverty rate	3.2%
Unemployment	1.5%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

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.