

Sandwich 02563

ZIP code · MA · Massachusetts > Barnstable County > Sandwich

BALANCED MARKET

\$745K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

166

SALES (12 MO)

\$699K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



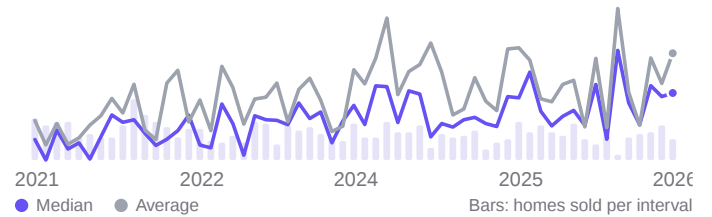
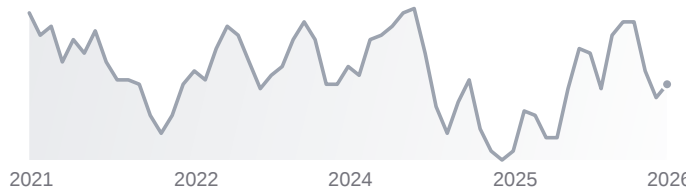
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$740K · Average \$903K

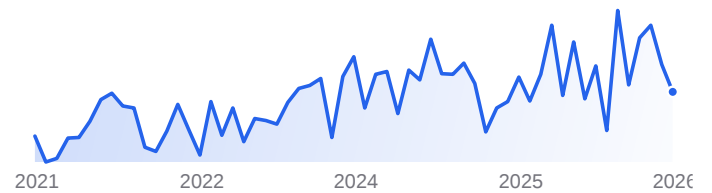
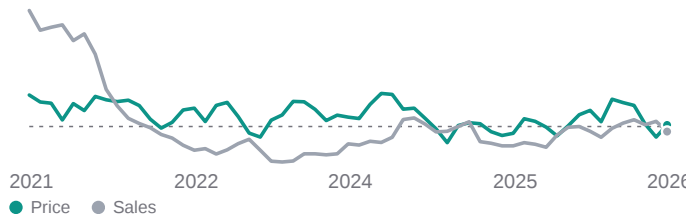


Growth (year over year)

Price +1.1% · Sales -3.5%

Price per square foot

\$394/ft²

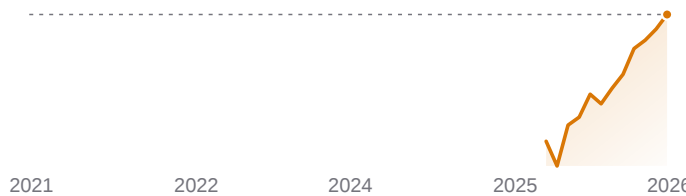


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

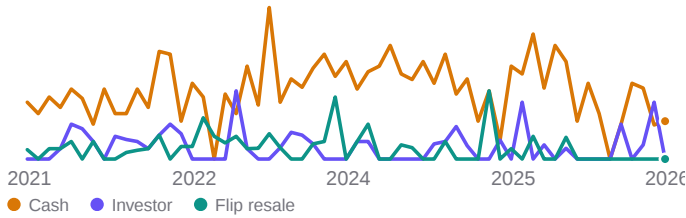
3.5%



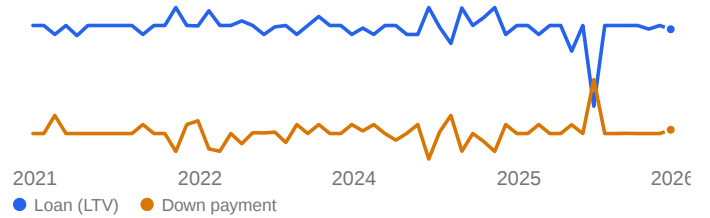
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

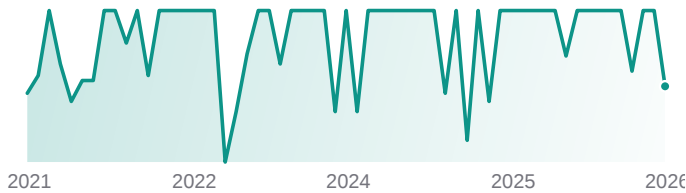


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



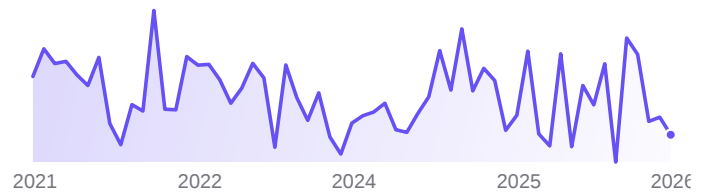
Sellers who sold at a gain

92%



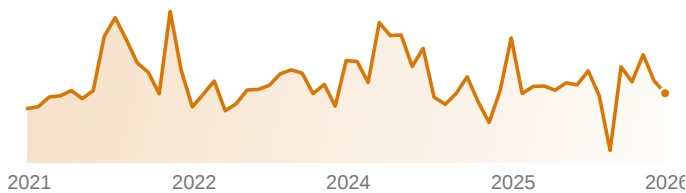
Typical hold before selling

6.0 yrs



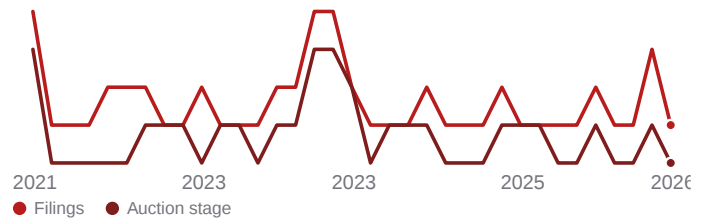
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,719
Median value (AVM)	\$699K
Median size	1,705 ft²
Median bedrooms	3
Median year built	1984
Single family	93%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.1%
Owner occupied	70%
Company owned	22%
Median loan-to-value	39%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	10,903
Density	512 / mi²
Median household income	\$120K
Average household income	\$142K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	55
Homes occupied	86%
Bachelor's or higher	32%
Poverty rate	4.0%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.