

Vineyard Haven 02568

ZIP code · MA · Massachusetts · Dukes County · Vineyard Haven

BALANCED MARKET

\$1.7M

MEDIAN SALE PRICE

+26.7%

1-YR CHANGE

82

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



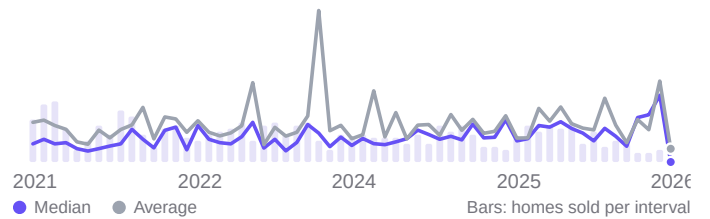
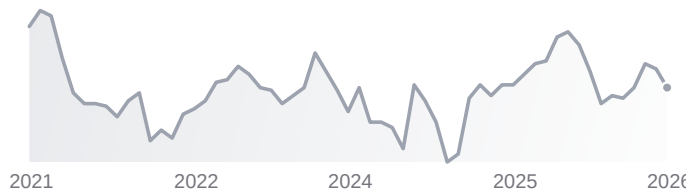
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$464K · Average \$895K

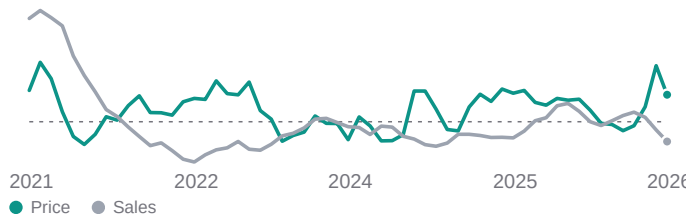


Growth (year over year)

Price +26.7% · Sales -19.6%

Price per square foot

\$215/ft²

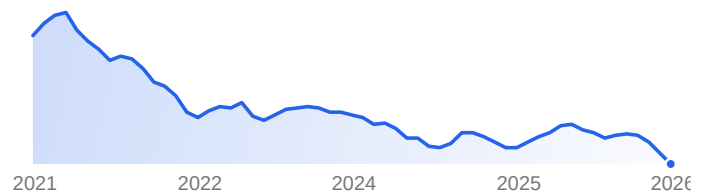
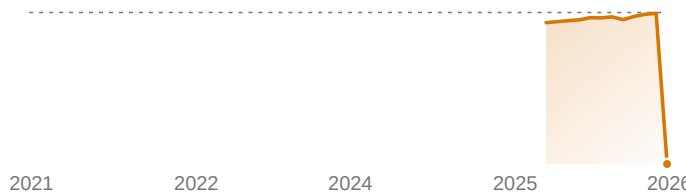


Sale premium vs estimated value

-68.7%

Annual turnover (share of homes sold)

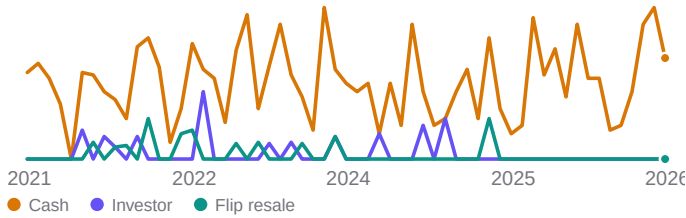
1.7%



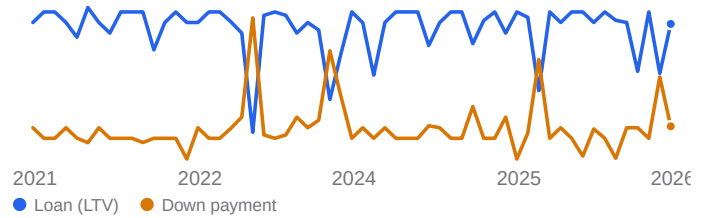
BUYERS & OUTCOMES

Buyer mix

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

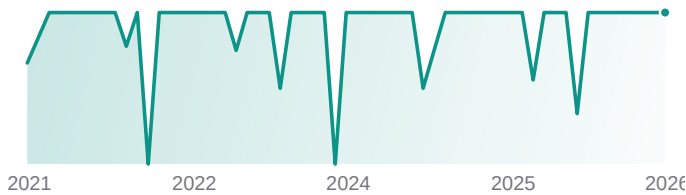


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



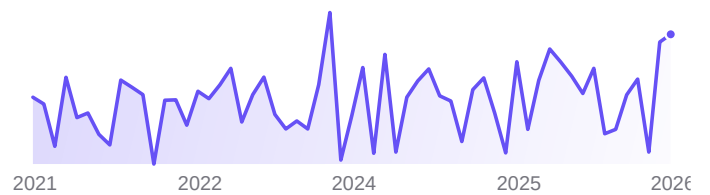
Sellers who sold at a gain

100%



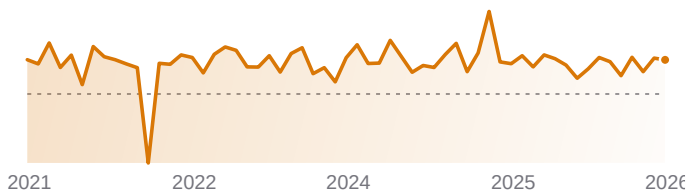
Typical hold before selling

31.5 yrs



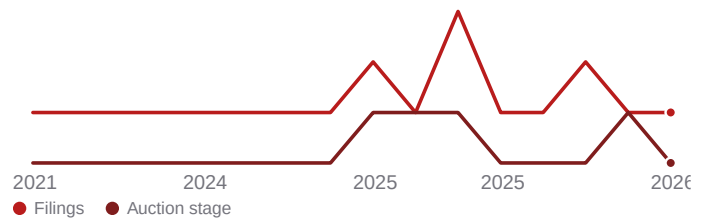
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,834
Median value (AVM)	\$1.4M
Median size	1,796 ft²
Median bedrooms	3
Median year built	1984
Single family	83%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.0%
Owner occupied	37%
Company owned	31%
Median loan-to-value	22%

Typical ownership tenure

19.4 yrs

COMMUNITY

Population	11,909
Density	287 / mi²
Median household income	\$97K
Average household income	\$116K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	47
Homes occupied	64%
Bachelor's or higher	19%
Poverty rate	5.6%
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.