

West Wareham 02576

ZIP code · MA · Massachusetts > Plymouth County > West Wareham

SELLER'S MARKET

\$430K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

37

SALES (12 MO)

\$503K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



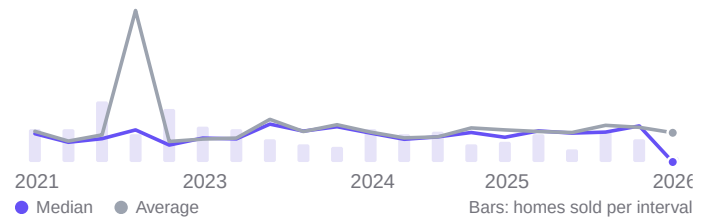
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$200K · Average \$463K

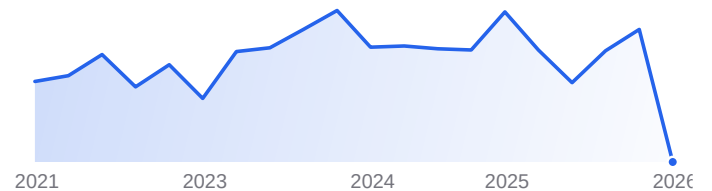
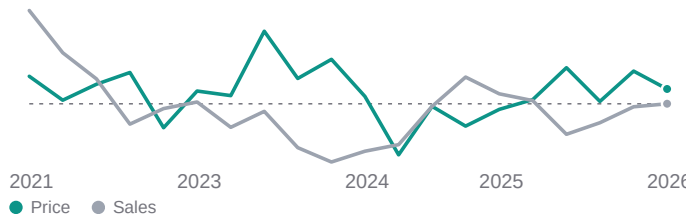


Growth (year over year)

Price +12.7% · Sales +0.0%

Price per square foot

\$105/ft²

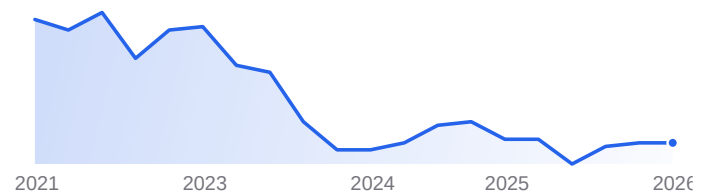


Sale premium vs estimated value

-66.6%

Annual turnover (share of homes sold)

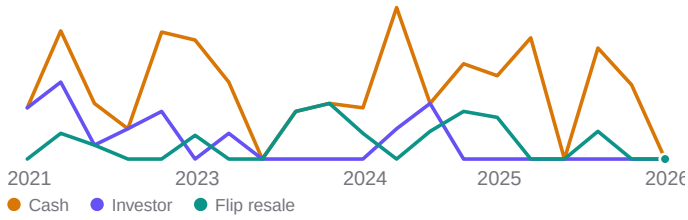
2.7%



BUYERS & OUTCOMES

Buyer mix

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



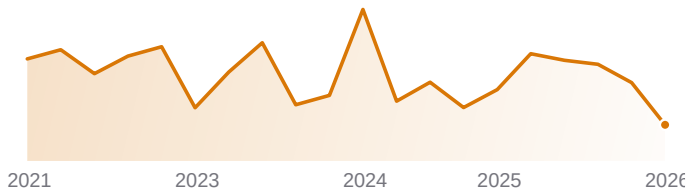
Sellers who sold at a gain

100%

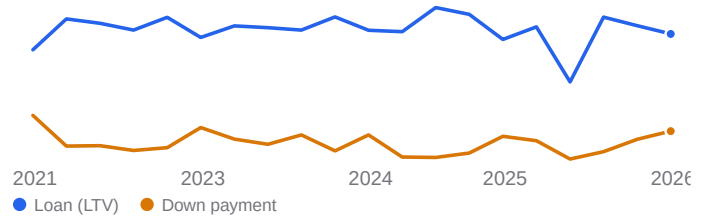


Median annualized return at resale

+2.4%

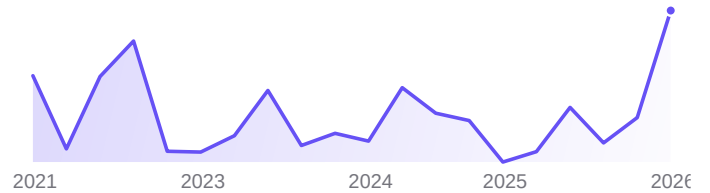


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



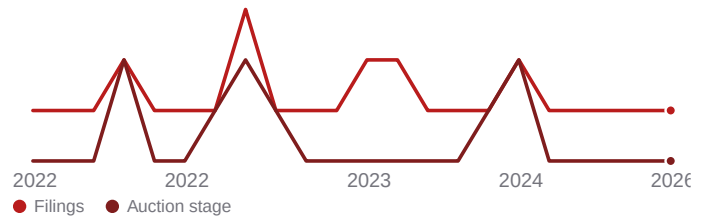
Typical hold before selling

22.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,357
Median value (AVM)	\$503K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1974
Single family	92%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	9.8%
Median loan-to-value	44%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	4,318
Density	435 / mi²
Median household income	\$77K
Average household income	\$103K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	61
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	7.6%
Unemployment	1.1%
Average temp	50°F
Annual precip	49 in
Sunshine	52%

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.