

Barnstable 02630

ZIP code · MA · Massachusetts › Barnstable County

BUYER'S MARKET

\$801K

MEDIAN SALE PRICE

-24.9%

1-YR CHANGE

27

SALES (12 MO)

\$975K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



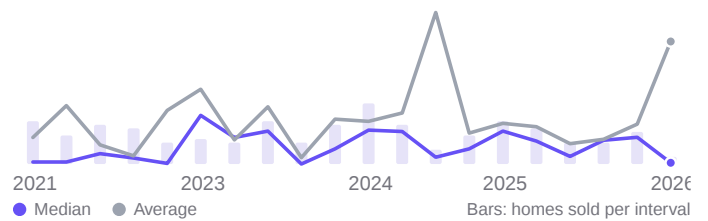
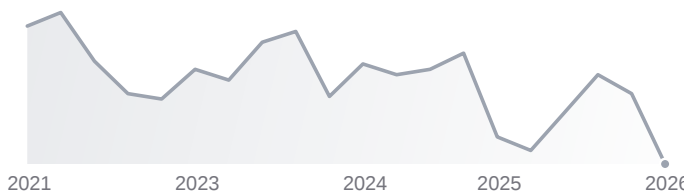
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$610K · Average \$2.4M

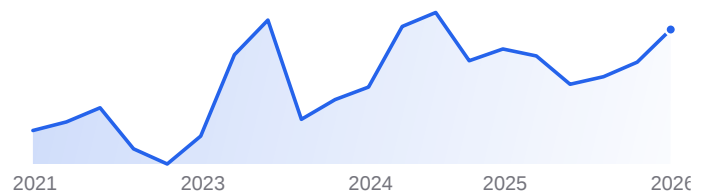
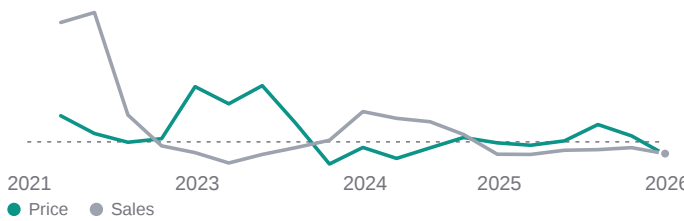


Growth (year over year)

Price -24.9% · Sales -22.9%

Price per square foot

\$641/ft²

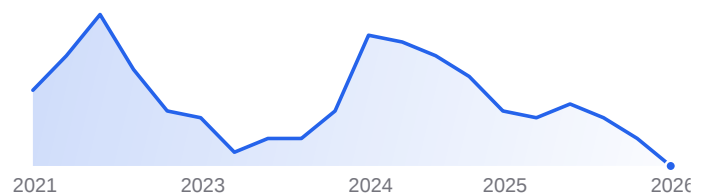


Sale premium vs estimated value

+1.8%

Annual turnover (share of homes sold)

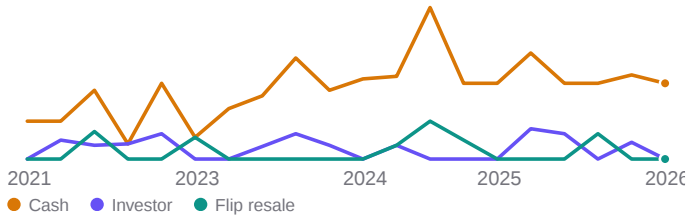
2.0%



BUYERS & OUTCOMES

Buyer mix

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



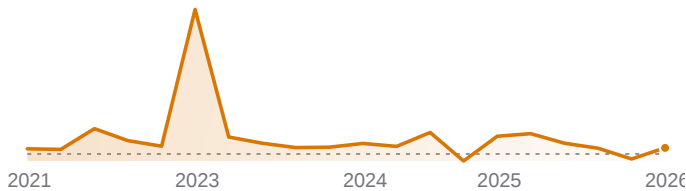
Sellers who sold at a gain

100%

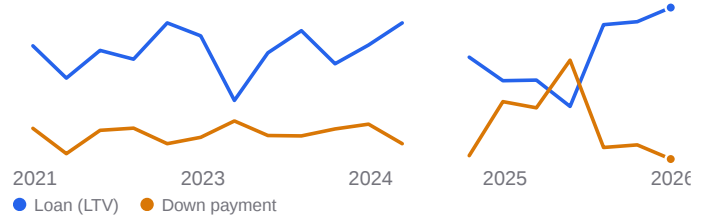


Median annualized return at resale

+3.7%

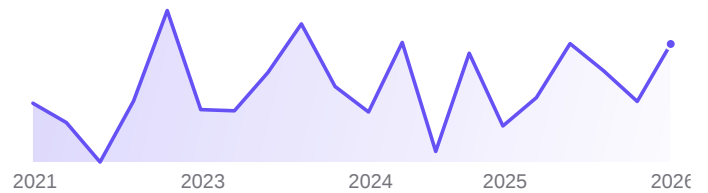


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



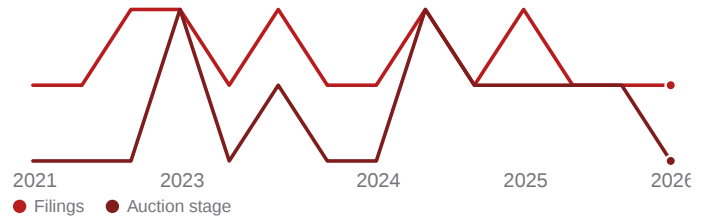
Typical hold before selling

19.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,378
Median value (AVM)	\$975K
Median size	1,956 ft²
Median bedrooms	3
Median year built	1974
Single family	93%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.1%
Owner occupied	42%
Company owned	15%
Median loan-to-value	30%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	2,083
Density	313 / mi²
Median household income	\$132K
Average household income	\$170K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	50
Homes occupied	76%
Bachelor's or higher	28%
Poverty rate	0.6%
Unemployment	1.4%
Average temp	50°F
Annual precip	44 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.