

Centerville 02632

ZIP code · MA · Massachusetts > Barnstable County

SELLER'S MARKET

\$654K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

158

SALES (12 MO)

\$683K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

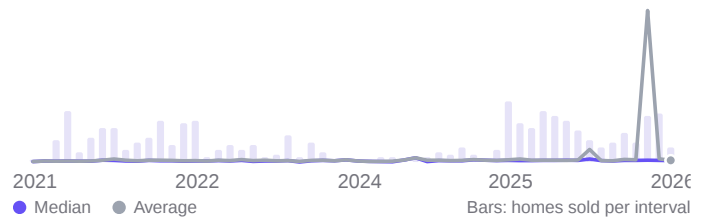
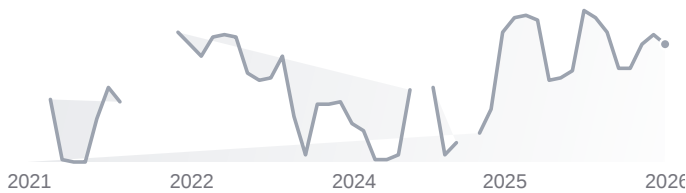
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$590K · Average \$677K

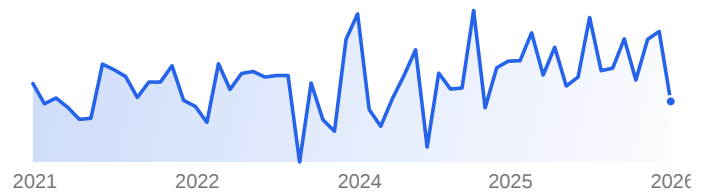
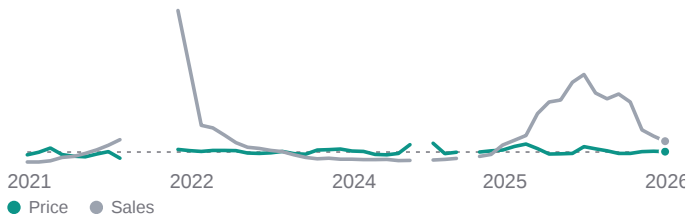


Growth (year over year)

Price +2.7% · Sales +95.1%

Price per square foot

\$351/ft²

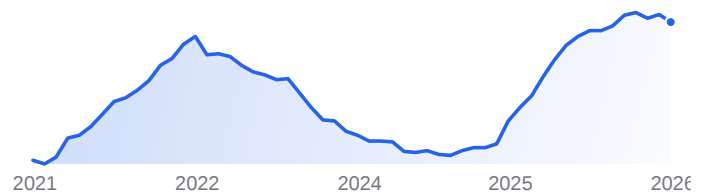
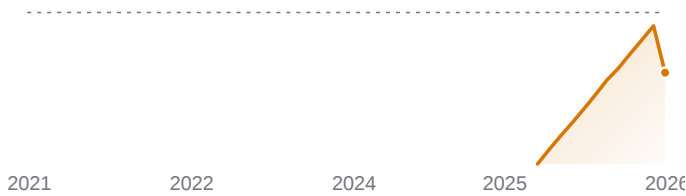


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

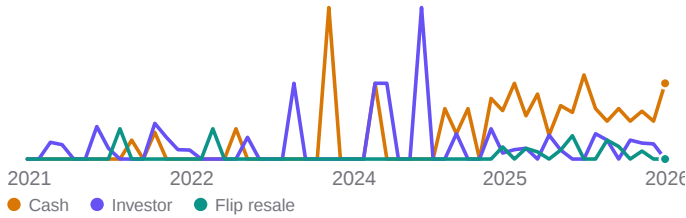
2.7%



BUYERS & OUTCOMES

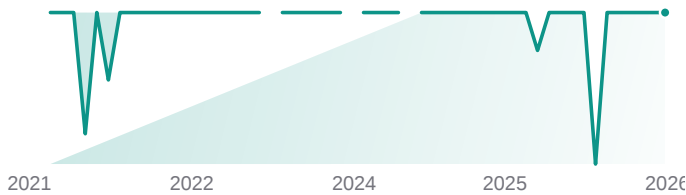
Buyer mix

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



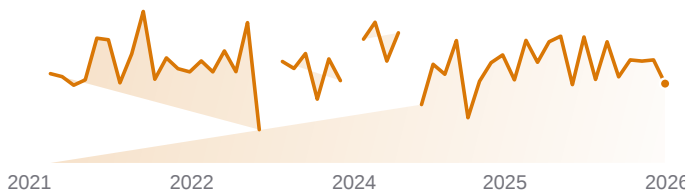
Sellers who sold at a gain

100%

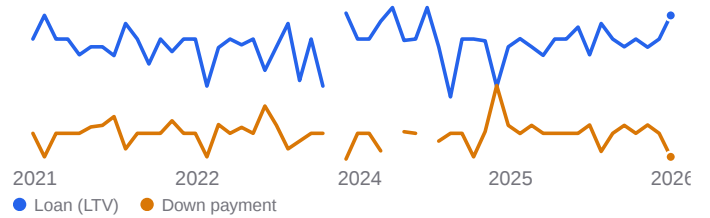


Median annualized return at resale

+3.9%

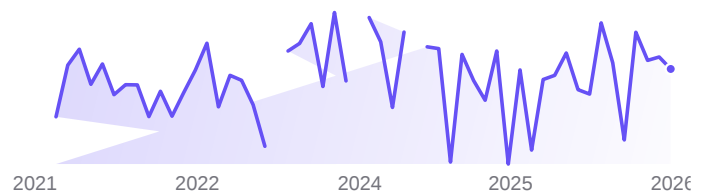


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



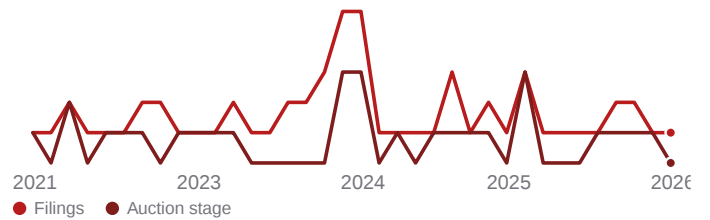
Typical hold before selling

21.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,905
Median value (AVM)	\$683K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1975
Single family	95%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.9%
Owner occupied	64%
Company owned	11%
Median loan-to-value	34%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	11,121
Density	1,276 / mi²
Median household income	\$116K
Average household income	\$125K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	44
Homes occupied	80%
Bachelor's or higher	26%
Poverty rate	6.1%
Unemployment	1.5%
Average temp	50°F
Annual precip	44 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.