

# Cotuit 02635

ZIP code · MA · Massachusetts › Barnstable County

**SELLER'S MARKET**

**\$788K**

MEDIAN SALE PRICE

**-1.7%**

1-YR CHANGE

**61**

SALES (12 MO)

**\$865K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 60 / 100**



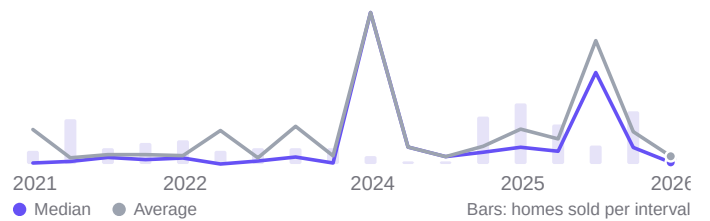
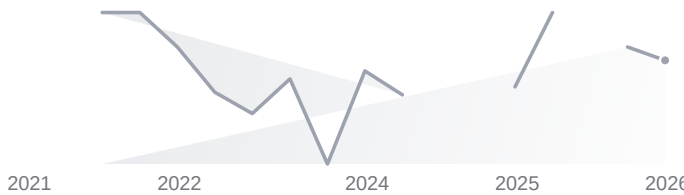
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**60 / 100**

Sale prices

**Median \$580K · Average \$708K**

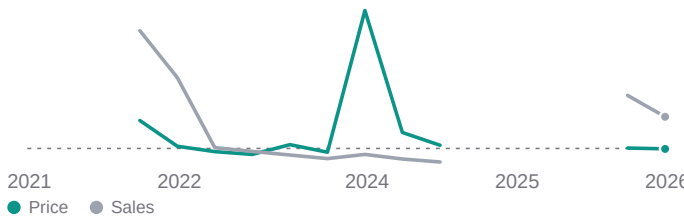


Growth (year over year)

**Price -1.7% · Sales +134.6%**

Price per square foot

**\$451/ft²**

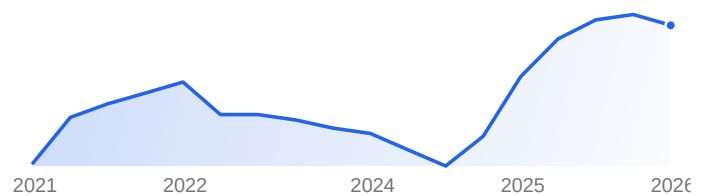
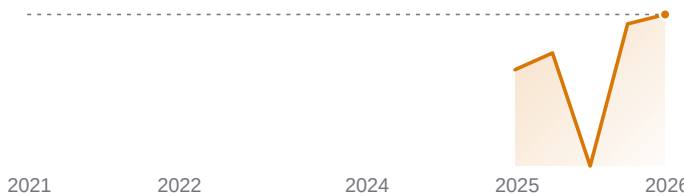


Sale premium vs estimated value

**+0.0%**

Annual turnover (share of homes sold)

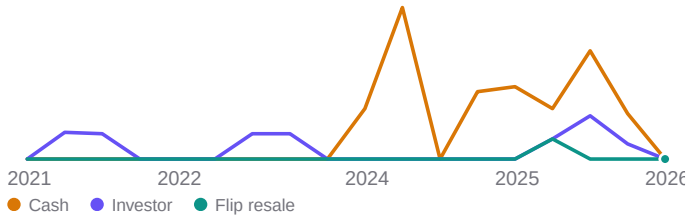
**2.8%**



## BUYERS & OUTCOMES

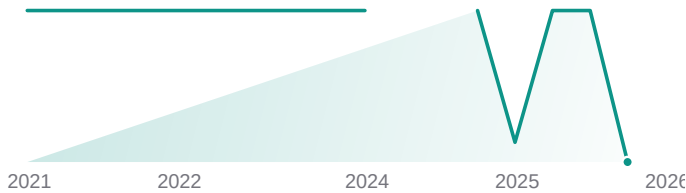
### Buyer mix

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



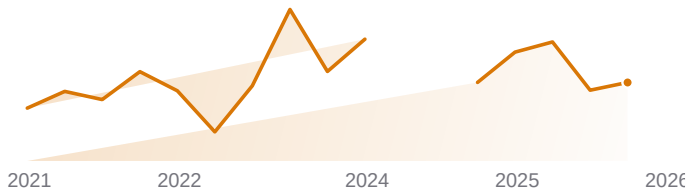
### Sellers who sold at a gain

92%

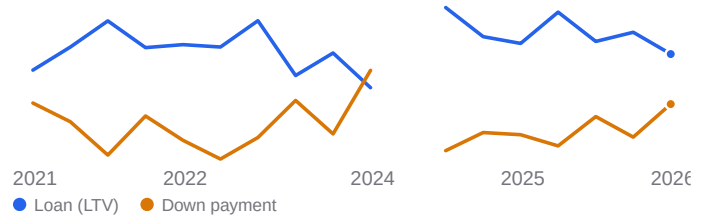


### Median annualized return at resale

+5.3%

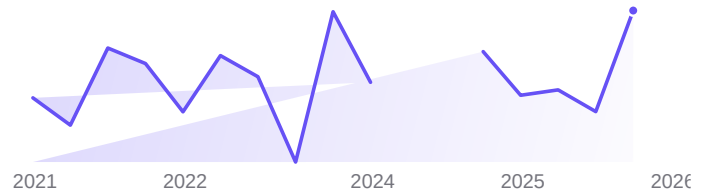


### Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



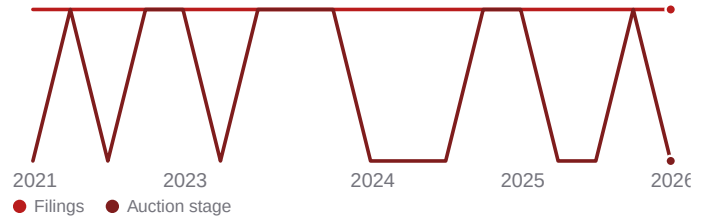
### Typical hold before selling

27.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,217     |
| Median value (AVM) | \$865K    |
| Median size        | 1,786 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1981      |
| Single family      | 97%       |
| Condos             | 0.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 80%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 55%  |
| Company owned                 | 11%  |
| Median loan-to-value          | 31%  |

Typical ownership tenure

13.7 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 3,650                 |
| Density                          | 554 / mi <sup>2</sup> |
| Median household income          | \$117K                |
| Average household income         | \$135K                |
| Crime index (US avg 100)         | 53                    |
| Air pollution index (US avg 100) | 94                    |
| Earthquake index (US avg 100)    | 54                    |
| Homes occupied                   | 72%                   |
| Bachelor's or higher             | 29%                   |
| Poverty rate                     | 2.8%                  |
| Unemployment                     | 1.6%                  |
| Average temp                     | 50°F                  |
| Annual precip                    | 46 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.