

Eastham 02642

ZIP code · MA · Massachusetts > Barnstable County

BALANCED MARKET

\$810K

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

145

SALES (12 MO)

\$845K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



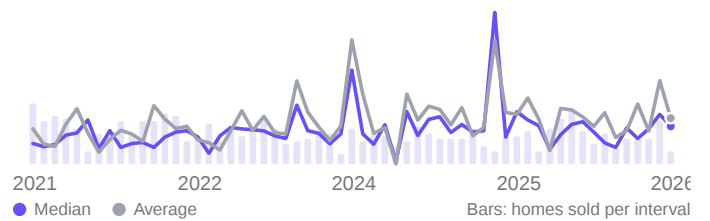
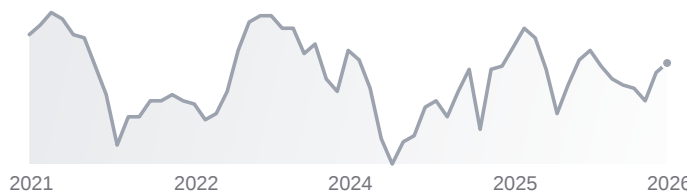
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$785K · Average \$849K

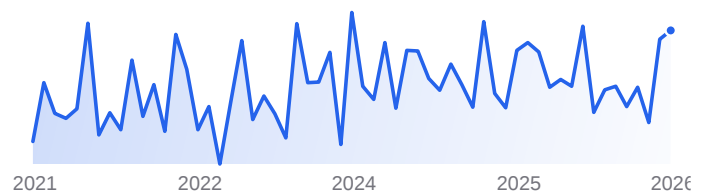
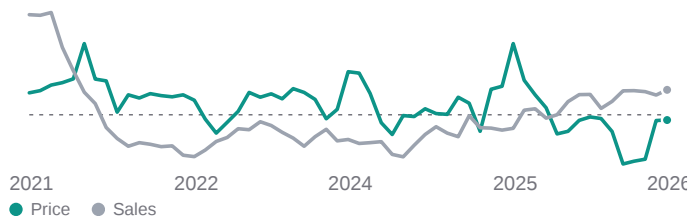


Growth (year over year)

Price -3.8% · Sales +17.9%

Price per square foot

\$621/ft²

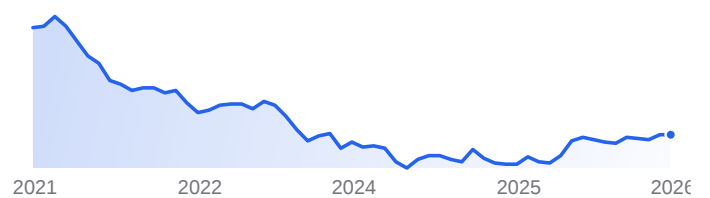
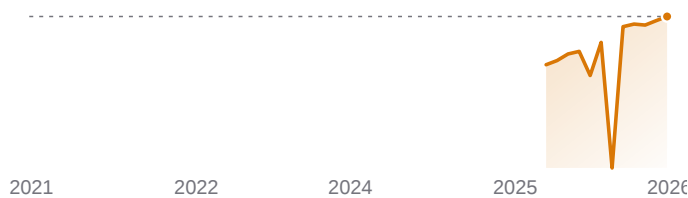


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

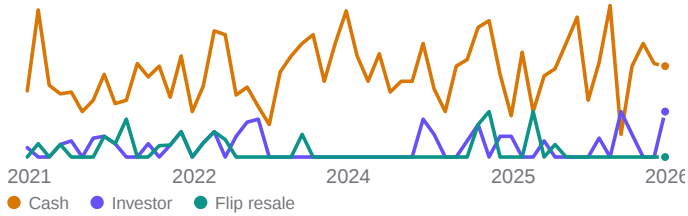
2.5%



BUYERS & OUTCOMES

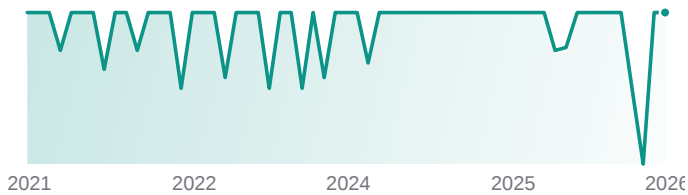
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



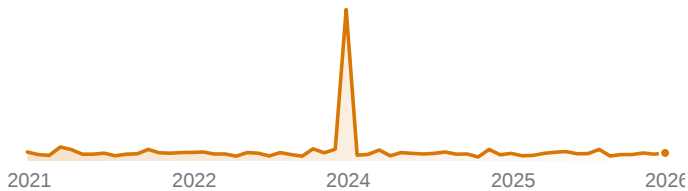
Sellers who sold at a gain

100%

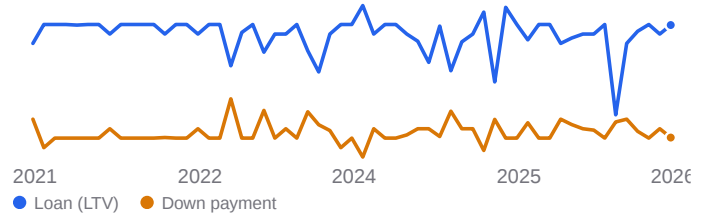


Median annualized return at resale

+6.8%

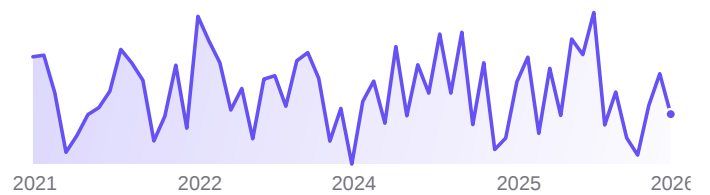


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



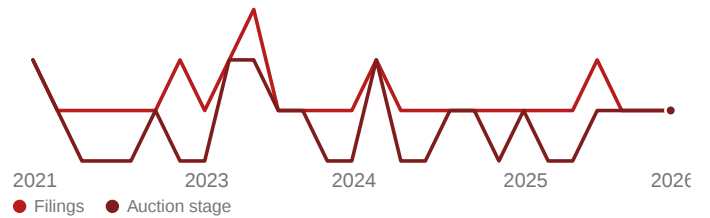
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,745
Median value (AVM)	\$845K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1978
Single family	90%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.8%
Owner occupied	29%
Company owned	31%
Median loan-to-value	28%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	5,837
Density	336 / mi²
Median household income	\$81K
Average household income	\$112K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	49
Homes occupied	49%
Bachelor's or higher	27%
Poverty rate	6.4%
Unemployment	1.1%
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.