

Harwich Port 02646

ZIP code · MA · Massachusetts > Barnstable County > Harwich Port

BUYER'S MARKET

\$650K

MEDIAN SALE PRICE

-20.3%

1-YR CHANGE

53

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



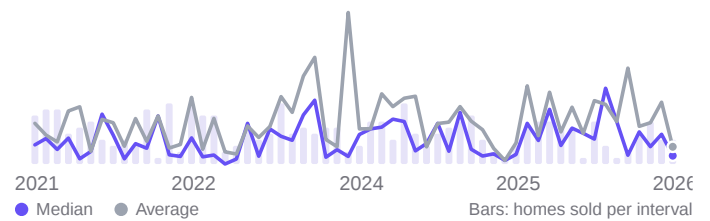
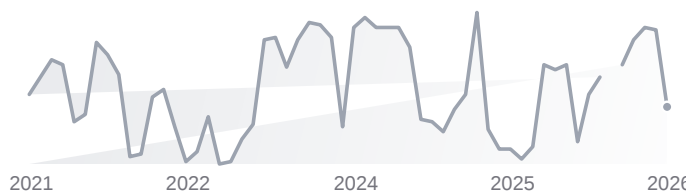
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$375K · Average \$616K

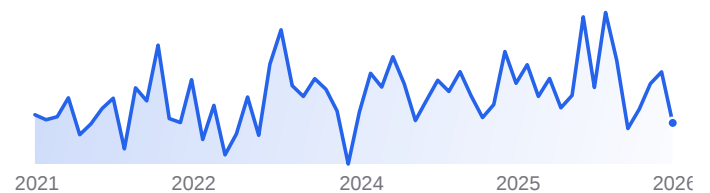
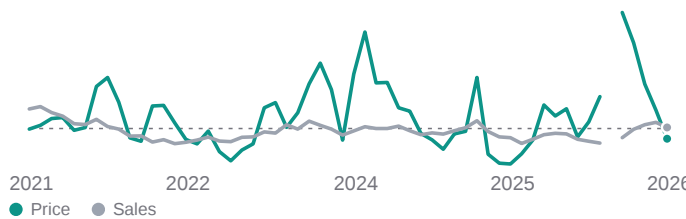


Growth (year over year)

Price -20.3% · Sales +1.9%

Price per square foot

\$372/ft²

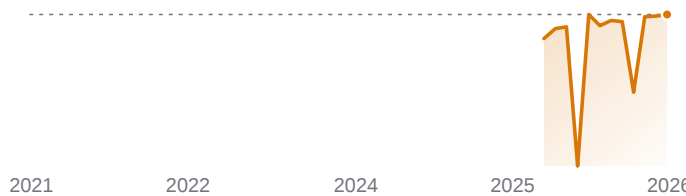


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

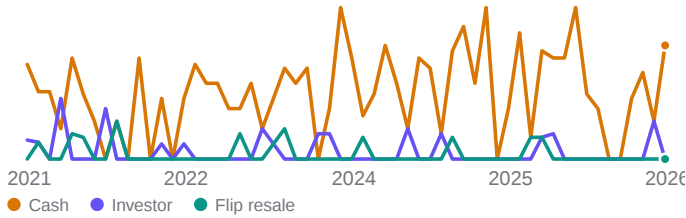
2.4%



BUYERS & OUTCOMES

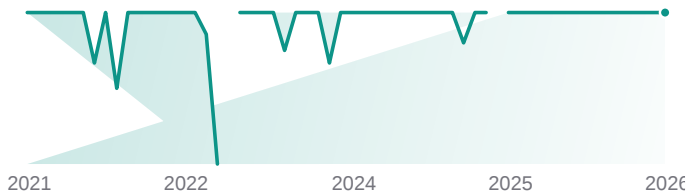
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



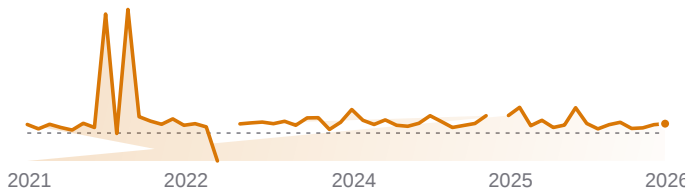
Sellers who sold at a gain

100%

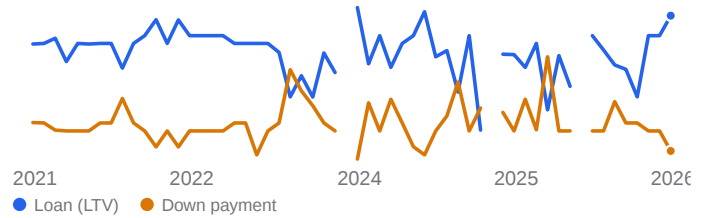


Median annualized return at resale

+6.5%

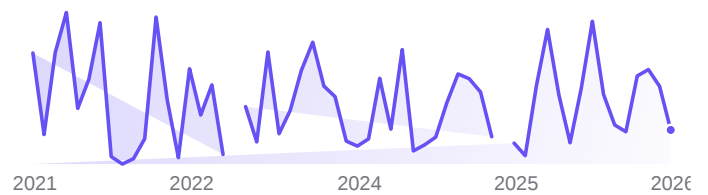


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.5%



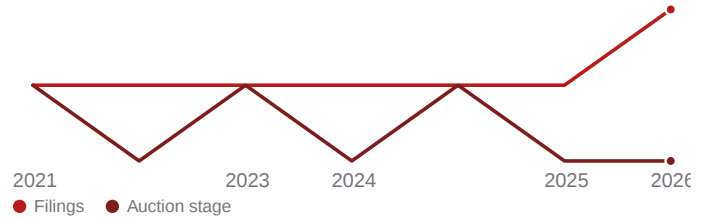
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,251
Median value (AVM)	\$1.2M
Median size	1,672 ft²
Median bedrooms	3
Median year built	1963
Single family	77%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.0%
Owner occupied	32%
Company owned	26%
Median loan-to-value	22%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	2,614
Density	748 / mi²
Median household income	\$70K
Average household income	\$120K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	42
Homes occupied	46%
Bachelor's or higher	32%
Poverty rate	4.8%
Unemployment	1.3%
Average temp	50°F
Annual precip	46 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.