

Marstons Mills 02648

ZIP code · MA · Massachusetts · Barnstable County

SELLER'S MARKET

\$635K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

86

SALES (12 MO)

\$665K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

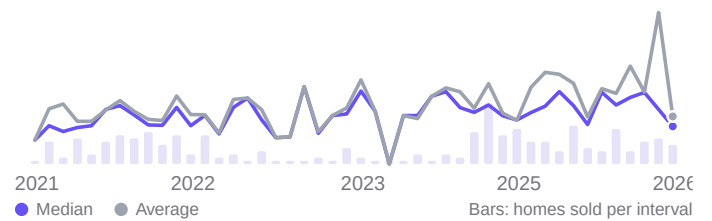
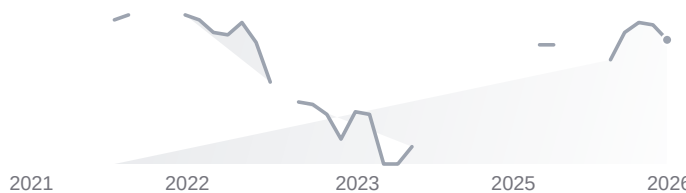
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$500K · Average \$578K

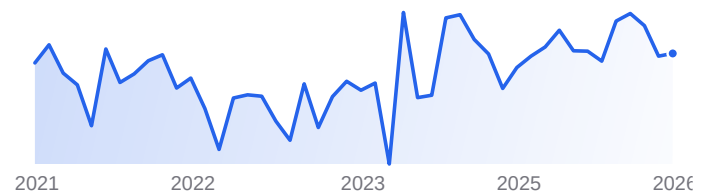
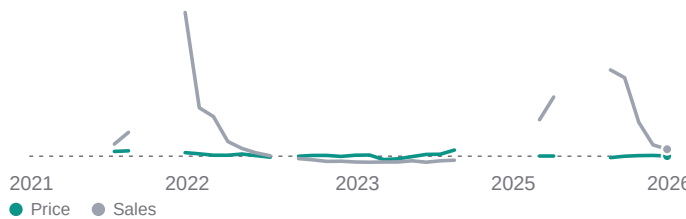


Growth (year over year)

Price +2.2% · Sales +83.0%

Price per square foot

\$427/ft²

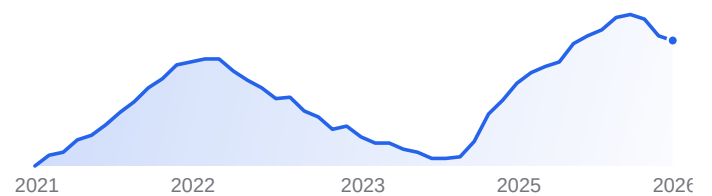
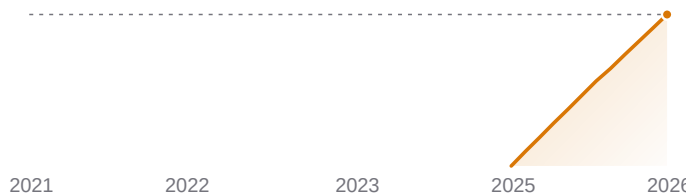


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

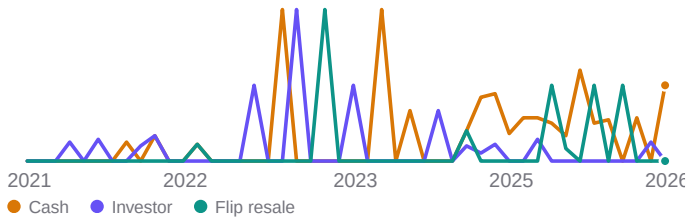
2.7%



BUYERS & OUTCOMES

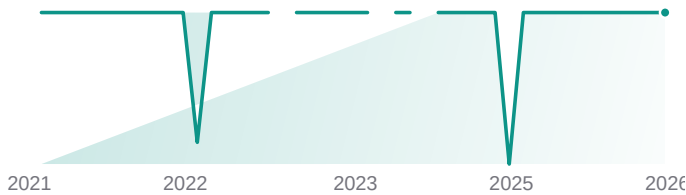
Buyer mix

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



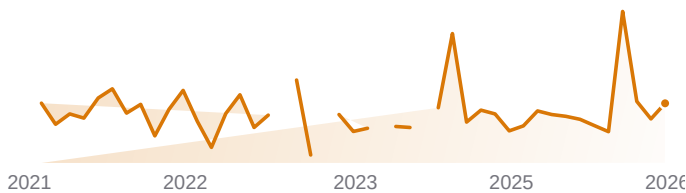
Sellers who sold at a gain

100%

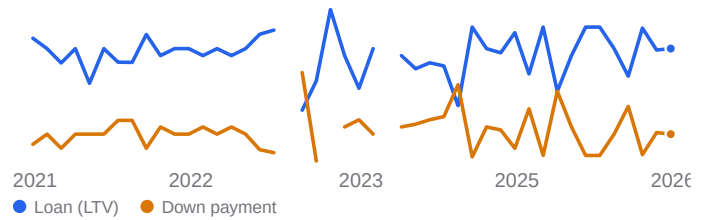


Median annualized return at resale

+6.0%

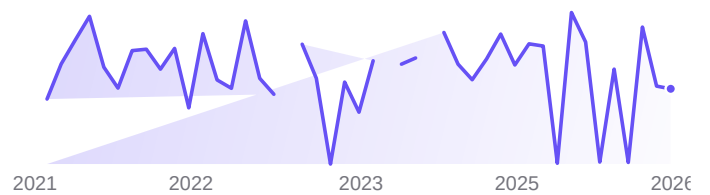


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



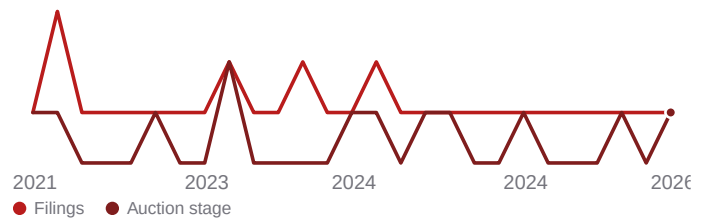
Typical hold before selling

15.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,144
Median value (AVM)	\$665K
Median size	1,630 ft²
Median bedrooms	3
Median year built	1984
Single family	98%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	8.7%
Median loan-to-value	37%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	7,585
Density	734 / mi²
Median household income	\$113K
Average household income	\$134K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	54
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	2.5%
Unemployment	1.5%
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.