

Mashpee 02649

ZIP code · MA · Massachusetts > Barnstable County

SELLER'S MARKET

\$695K

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

447

SALES (12 MO)

\$718K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

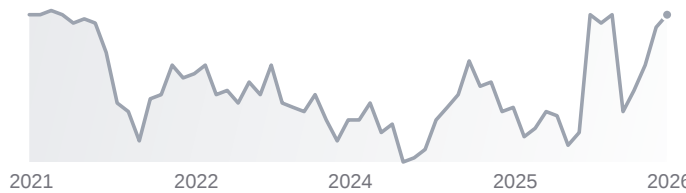
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

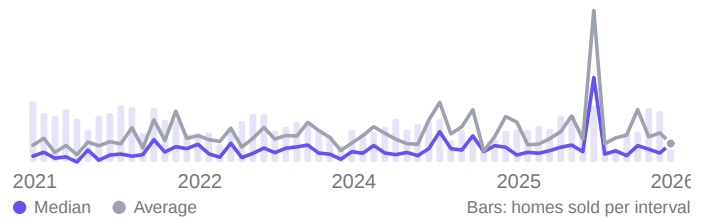
Market temperature (0–100)

77 / 100



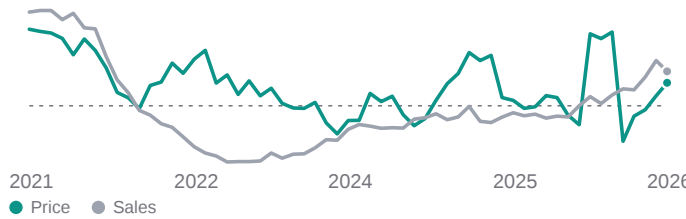
Sale prices

Median \$770K · Average \$773K



Growth (year over year)

Price +11.8% · Sales +17.6%



Price per square foot

\$456/ft²



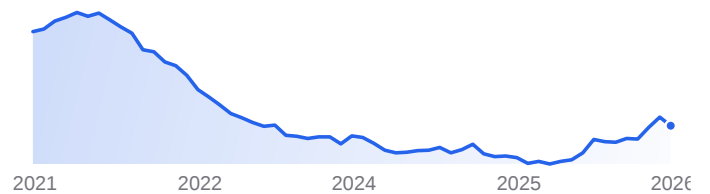
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

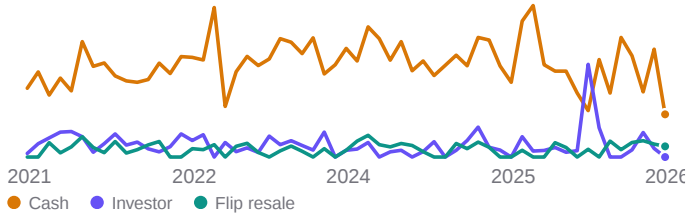
4.4%



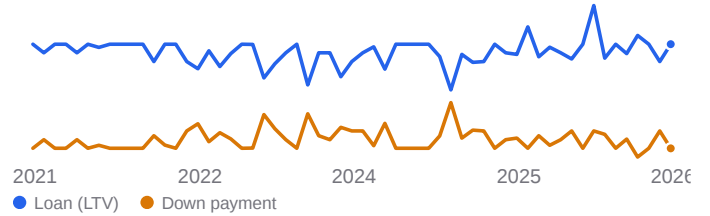
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 0% · Flip resale 4.8%

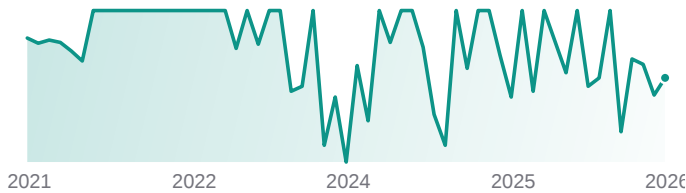


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



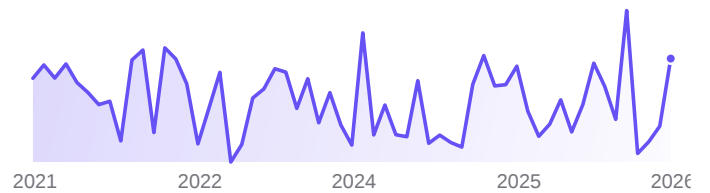
Sellers who sold at a gain

94%



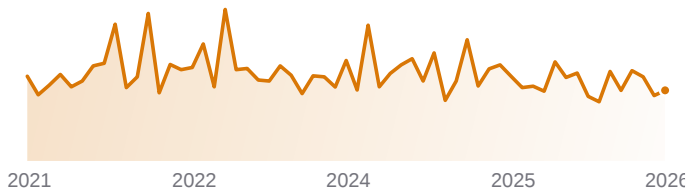
Typical hold before selling

16.1 yrs



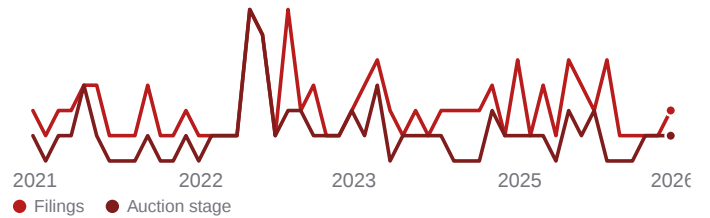
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,262
Median value (AVM)	\$718K
Median size	1,582 ft²
Median bedrooms	3
Median year built	1987
Single family	71%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.8%
Owner occupied	56%
Company owned	26%
Median loan-to-value	33%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	15,617
Density	573 / mi²
Median household income	\$90K
Average household income	\$119K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	54
Homes occupied	67%
Bachelor's or higher	27%
Poverty rate	4.6%
Unemployment	1.4%
Average temp	50°F
Annual precip	47 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.