

North Chatham 02650

ZIP code · MA · Massachusetts > Barnstable County

SELLER'S MARKET

\$3.1M

MEDIAN SALE PRICE

+74.4%

1-YR CHANGE

31

SALES (12 MO)

\$1.8M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



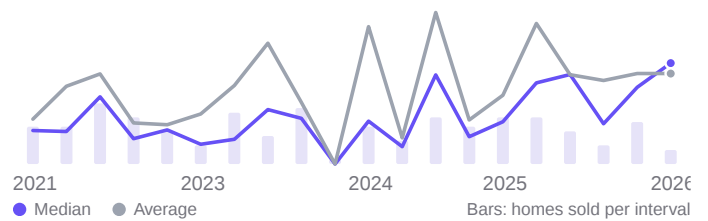
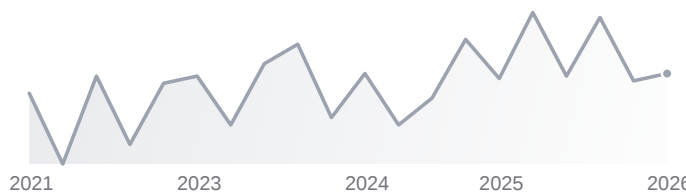
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$2.5M · Average \$2.3M

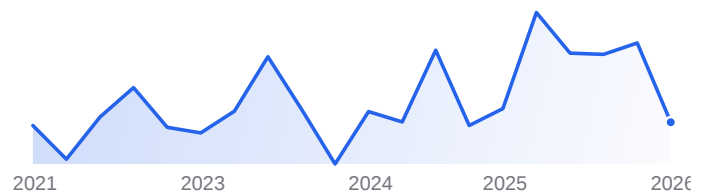
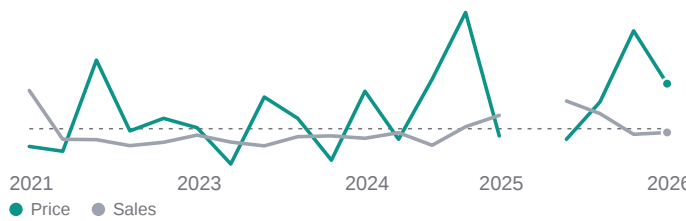


Growth (year over year)

Price +74.4% · Sales -6.1%

Price per square foot

\$609/ft²

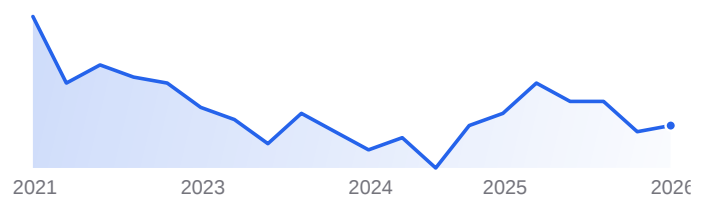


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

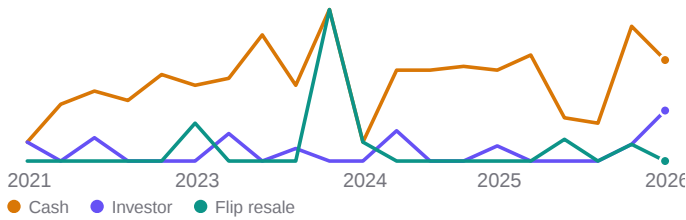
4.0%



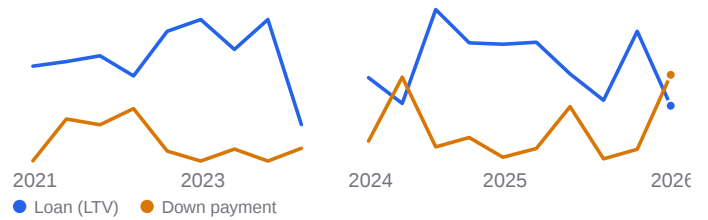
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

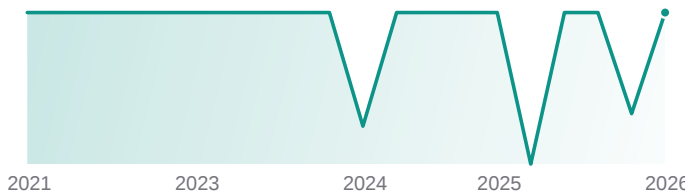


Financing (share of purchase price) Loan (LTV) 43% · Down payment 57%



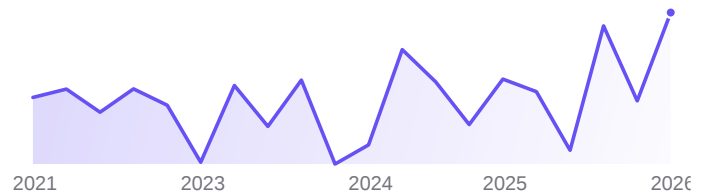
Sellers who sold at a gain

100%



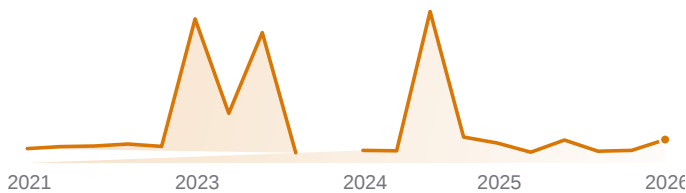
Typical hold before selling

28.7 yrs



Median annualized return at resale

+9.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	783
Median value (AVM)	\$1.8M
Median size	2,268 ft²
Median bedrooms	3
Median year built	1982
Single family	83%
Condos	7.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.5%
Owner occupied	33%
Company owned	41%
Median loan-to-value	24%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	515
Density	282 / mi²
Median household income	\$76K
Average household income	\$149K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	37
Homes occupied	57%
Bachelor's or higher	31%
Poverty rate	3.9%
Unemployment	1.1%
Average temp	50°F
Annual precip	47 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.