

South Chatham 02659

ZIP code · MA · Massachusetts > Barnstable County

SELLER'S MARKET

\$1.5M

MEDIAN SALE PRICE

+39.1%

1-YR CHANGE

28

SALES (12 MO)

\$966K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

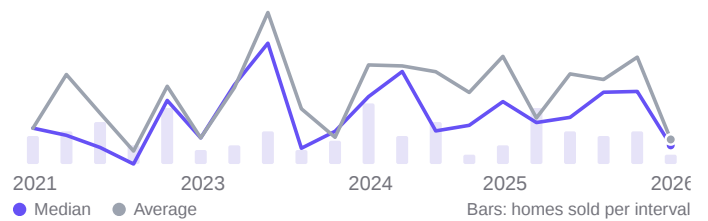
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$650K · Average \$700K

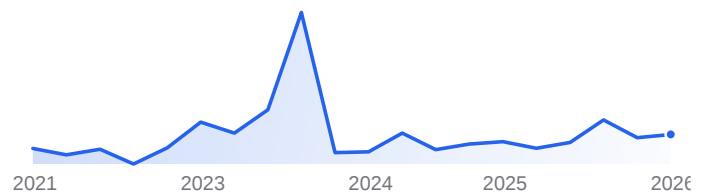
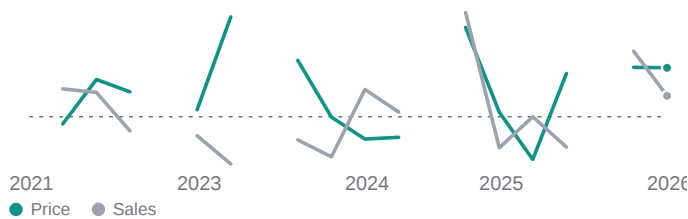


Growth (year over year)

Price +39.1% · Sales +16.7%

Price per square foot

\$629/ft²

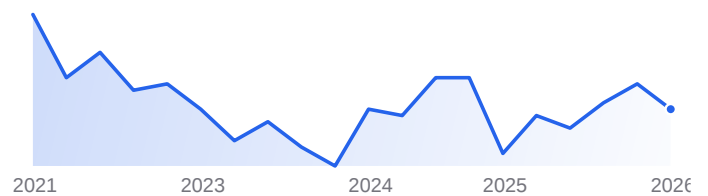
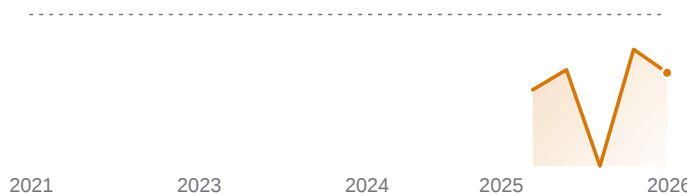


Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

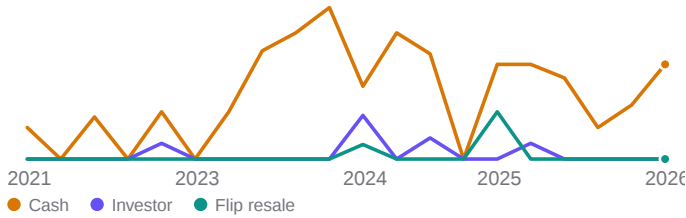
2.5%



BUYERS & OUTCOMES

Buyer mix

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



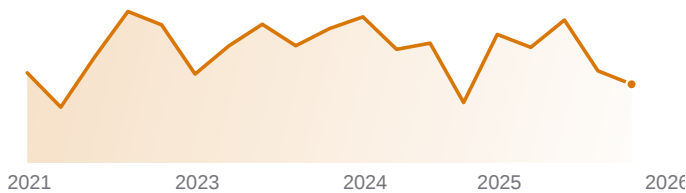
Sellers who sold at a gain

100%

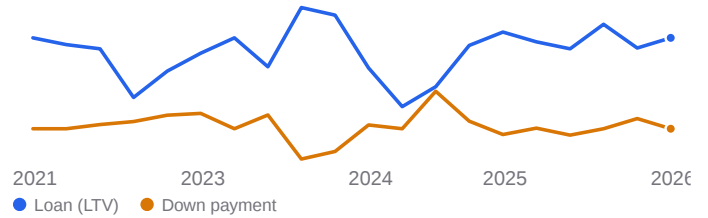


Median annualized return at resale

+4.8%

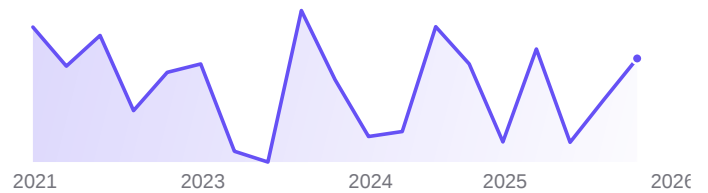


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



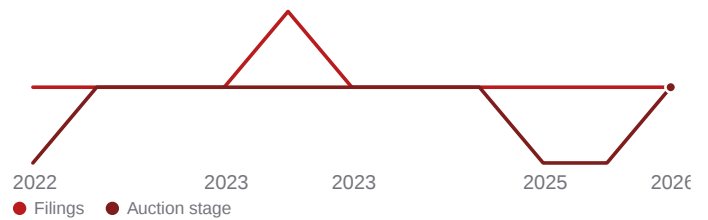
Typical hold before selling

18.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,124
Median value (AVM)	\$966K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1976
Single family	92%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.6%
Owner occupied	33%
Company owned	34%
Median loan-to-value	25%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	1,265
Density	546 / mi²
Median household income	\$87K
Average household income	\$112K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	40
Homes occupied	49%
Bachelor's or higher	30%
Poverty rate	7.4%
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.