

South Yarmouth 02664

ZIP code · MA · Massachusetts > Barnstable County > South Yarmouth

BUYER'S MARKET

\$596K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

147

SALES (12 MO)

\$697K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



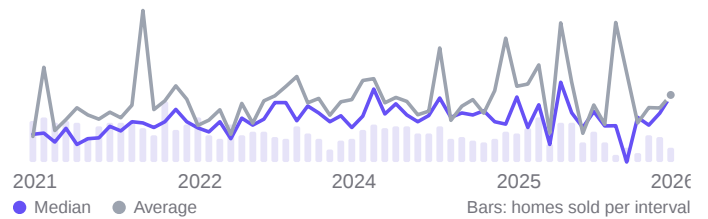
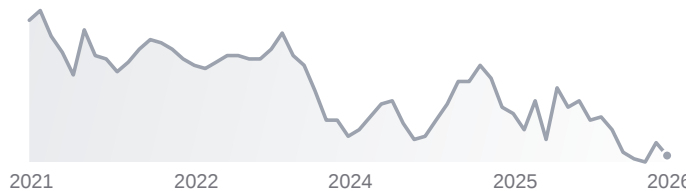
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$665K · Average \$669K

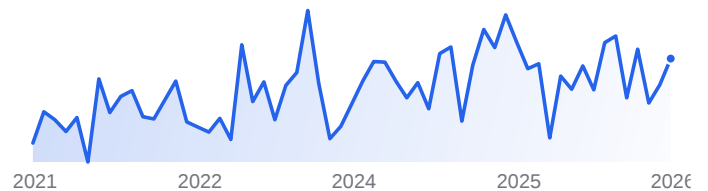
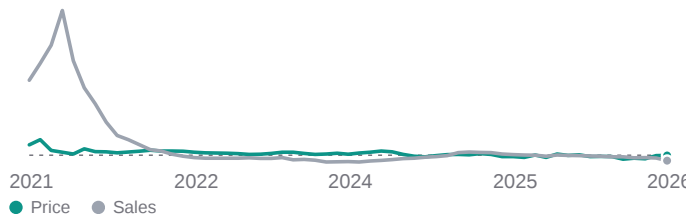


Growth (year over year)

Price -1.2% · Sales -23.4%

Price per square foot

\$483/ft²

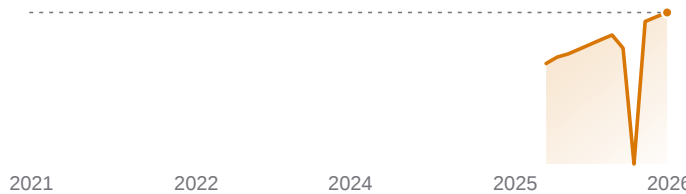


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

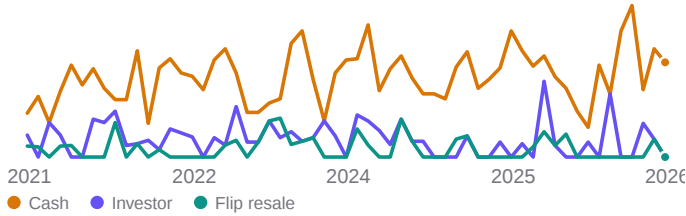
2.4%



BUYERS & OUTCOMES

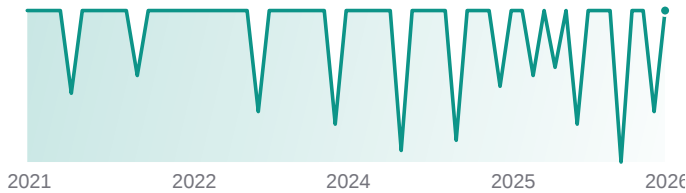
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



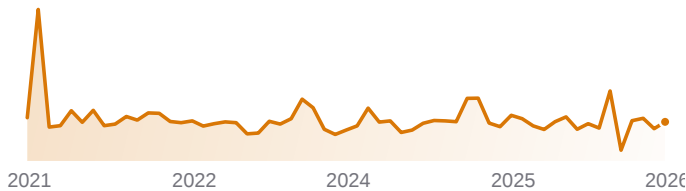
Sellers who sold at a gain

100%

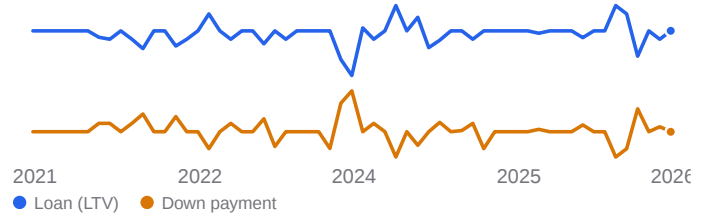


Median annualized return at resale

+5.6%

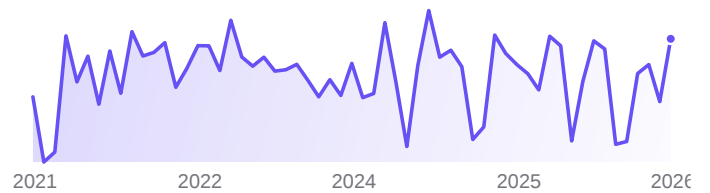


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



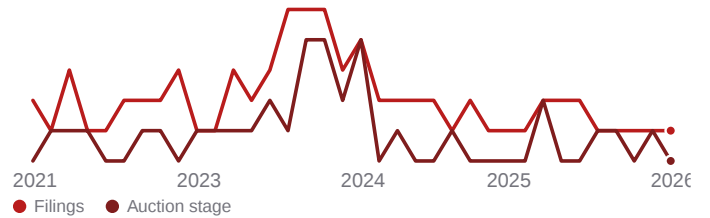
Typical hold before selling

21.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,149
Median value (AVM)	\$697K
Median size	1,301 ft²
Median bedrooms	3
Median year built	1968
Single family	88%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.3%
Owner occupied	51%
Company owned	18%
Median loan-to-value	30%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	10,036
Density	1,247 / mi²
Median household income	\$86K
Average household income	\$103K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	44
Homes occupied	66%
Bachelor's or higher	22%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	45 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.