

West Barnstable 02668

ZIP code · MA · Massachusetts · Barnstable County

BALANCED MARKET

\$723K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

35

SALES (12 MO)

\$804K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



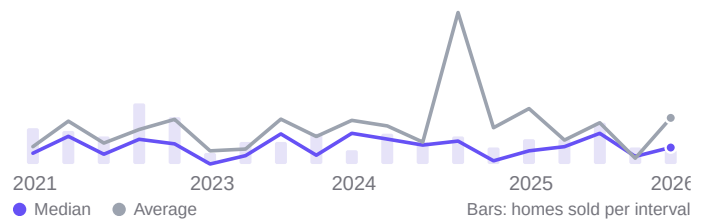
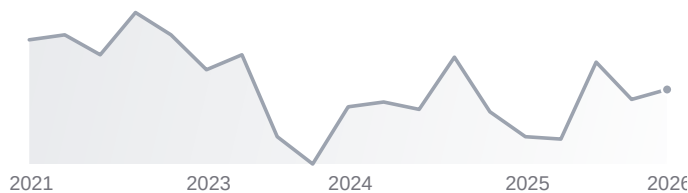
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$715K · Average \$981K

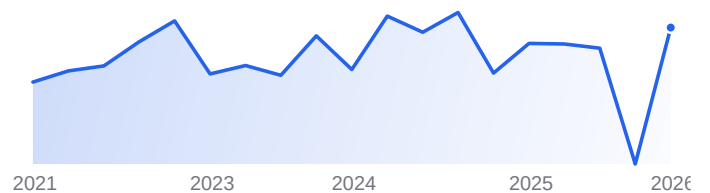
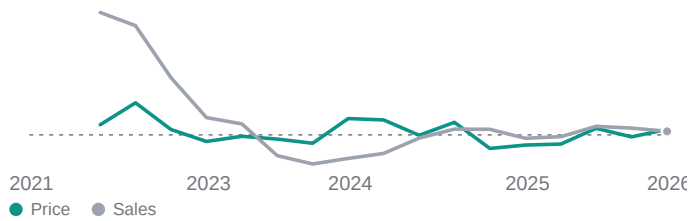


Growth (year over year)

Price +9.5% · Sales +6.1%

Price per square foot

\$436/ft²

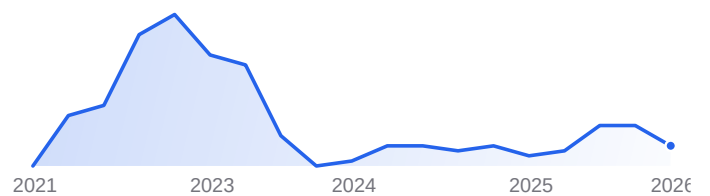
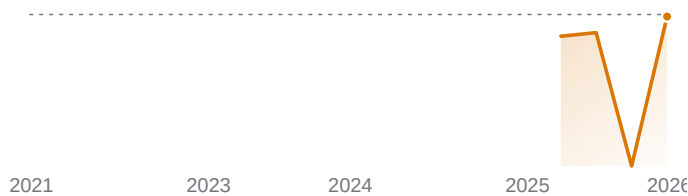


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

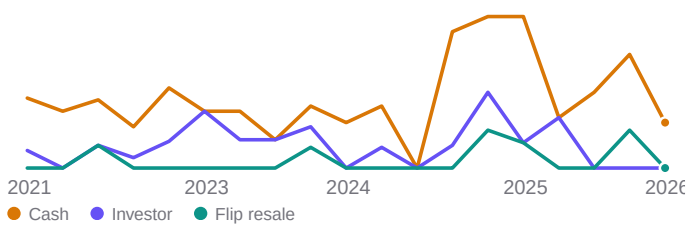
2.6%



BUYERS & OUTCOMES

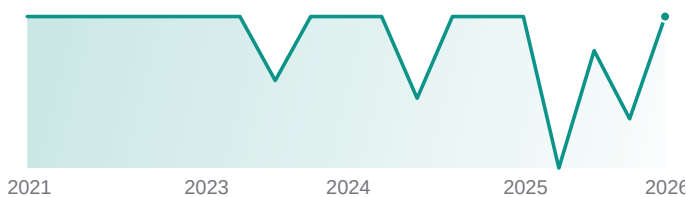
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



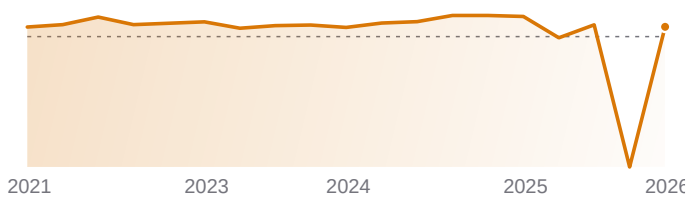
Sellers who sold at a gain

100%

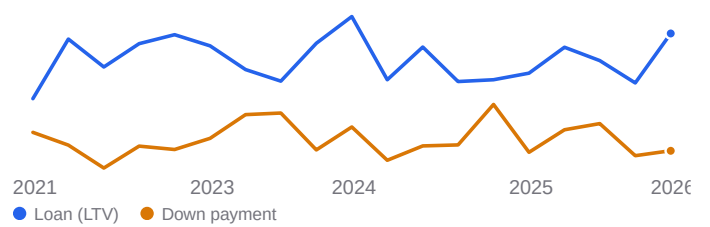


Median annualized return at resale

+4.4%

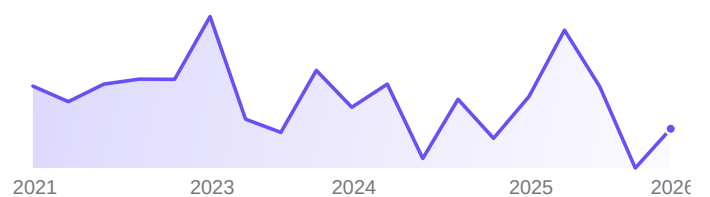


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



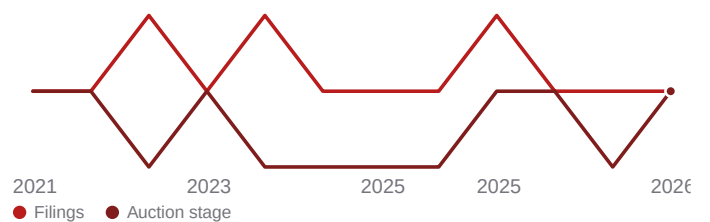
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,365
Median value (AVM)	\$804K
Median size	1,976 ft²
Median bedrooms	3
Median year built	1985
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.6%
Owner occupied	74%
Company owned	11%
Median loan-to-value	38%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	3,560
Density	206 / mi²
Median household income	\$117K
Average household income	\$128K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	55
Homes occupied	86%
Bachelor's or higher	37%
Poverty rate	1.9%
Unemployment	1.4%
Average temp	50°F
Annual precip	45 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.