

West Harwich 02671

ZIP code · MA · Massachusetts > Barnstable County

BUYER'S MARKET

\$437K

MEDIAN SALE PRICE

-28.0%

1-YR CHANGE

42

SALES (12 MO)

\$792K

MEDIAN VALUE (AVM)

Market temperature

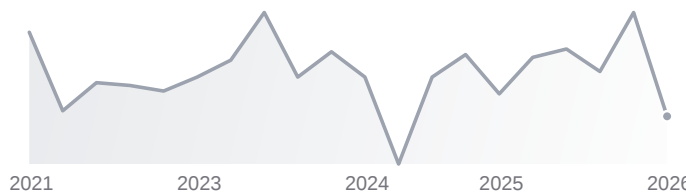
Buyer's market · 37 / 100



MARKET TRENDS (5 YEARS)

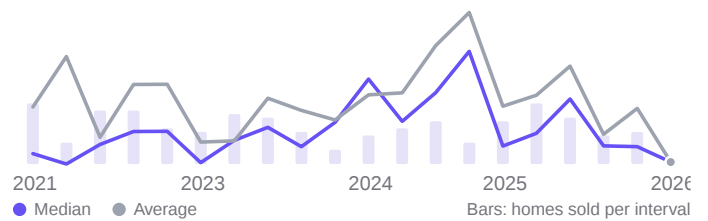
Market temperature (0–100)

37 / 100



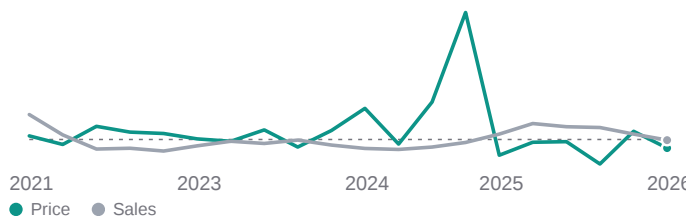
Sale prices

Median \$400K · Average \$400K



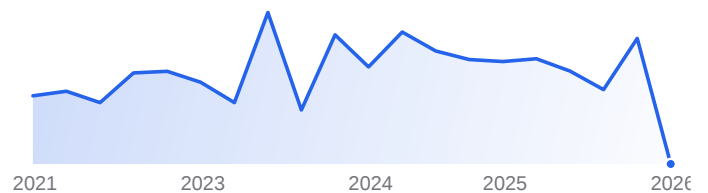
Growth (year over year)

Price -28.0% · Sales -2.3%



Price per square foot

\$199/ft²



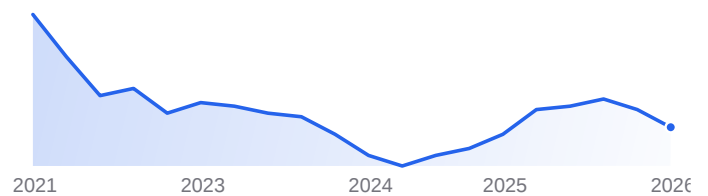
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

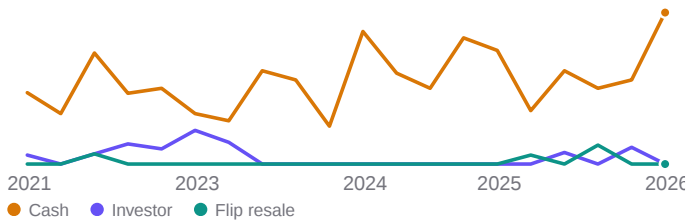
3.0%



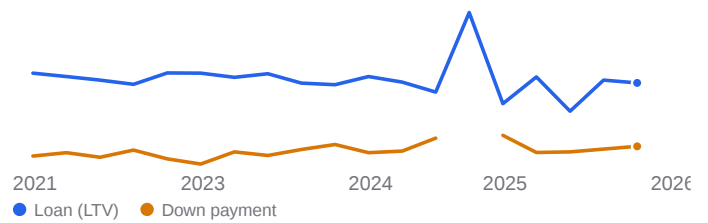
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

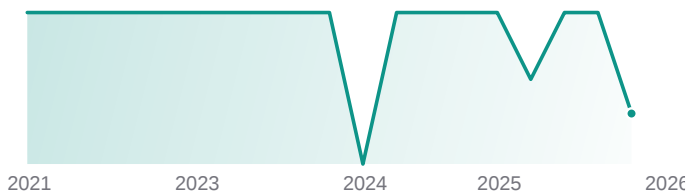


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



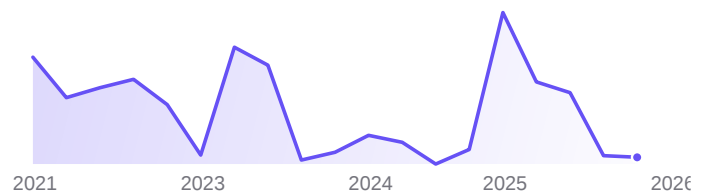
Sellers who sold at a gain

89%



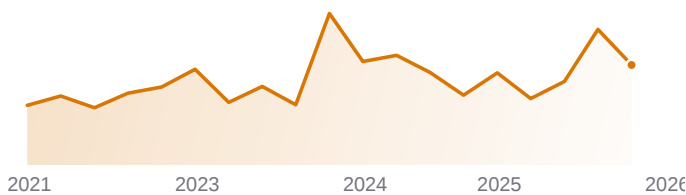
Typical hold before selling

5.6 yrs



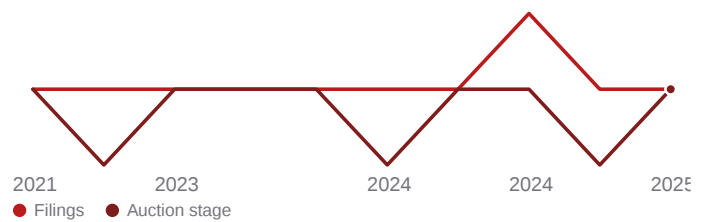
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,379
Median value (AVM)	\$792K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1967
Single family	67%
Condos	27%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.3%
Owner occupied	28%
Company owned	24%
Median loan-to-value	27%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	758
Density	525 / mi²
Median household income	\$88K
Average household income	\$132K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	42
Homes occupied	45%
Bachelor's or higher	24%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	50°F
Annual precip	46 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.