

West Yarmouth 02673

ZIP code · MA · Massachusetts › Barnstable County › West Yarmouth

BALANCED MARKET

\$566K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

179

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

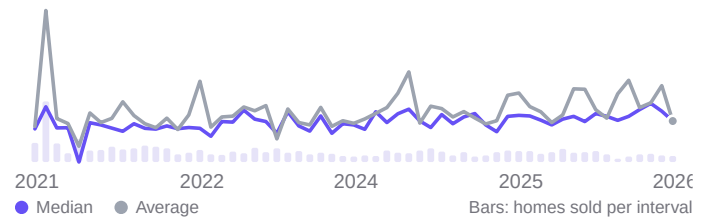
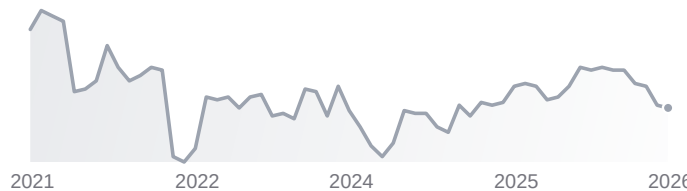
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$485K · Average \$484K

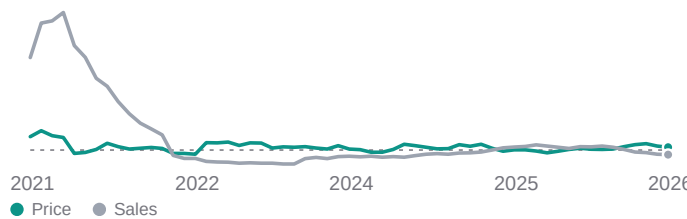


Growth (year over year)

Price +9.0% · Sales -15.2%

Price per square foot

\$482/ft²

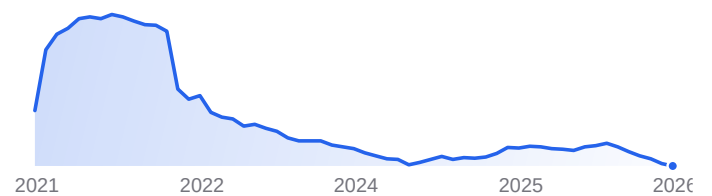
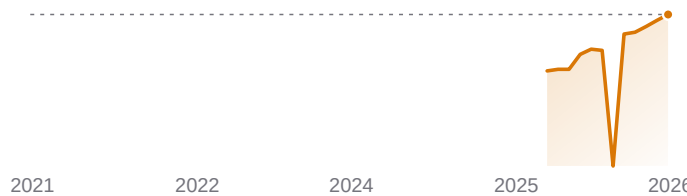


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

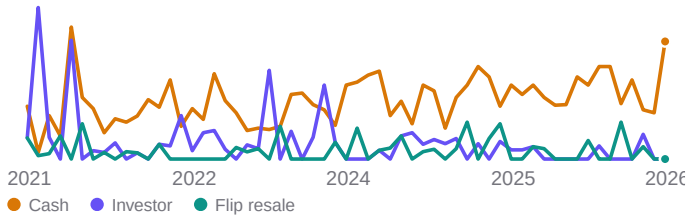
3.0%



BUYERS & OUTCOMES

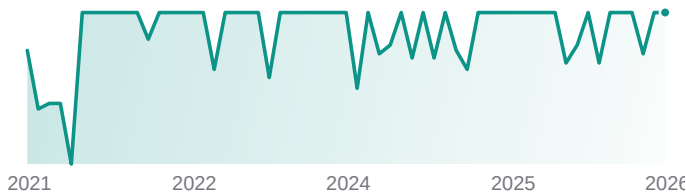
Buyer mix

Cash 64% · Investor 0% · Flip resale 0%



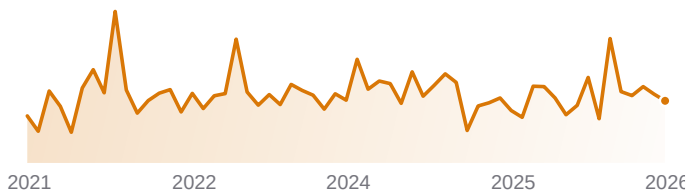
Sellers who sold at a gain

100%

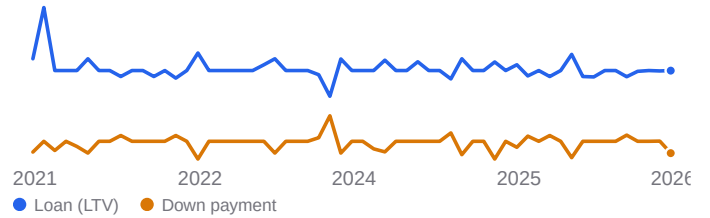


Median annualized return at resale

+5.2%

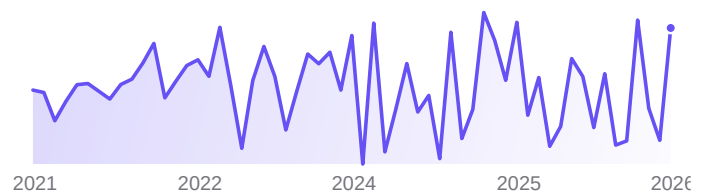


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



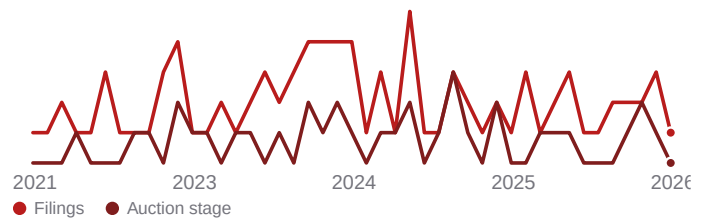
Typical hold before selling

23.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,057
Median value (AVM)	\$563K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1970
Single family	79%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.9%
Owner occupied	49%
Company owned	18%
Median loan-to-value	36%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	9,344
Density	797 / mi²
Median household income	\$71K
Average household income	\$94K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	47
Homes occupied	65%
Bachelor's or higher	18%
Poverty rate	6.2%
Unemployment	1.5%
Average temp	50°F
Annual precip	44 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.