

Mattapoisett 02739

ZIP code · MA · Massachusetts > Plymouth County

BUYER'S MARKET

\$847K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

100

SALES (12 MO)

\$800K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



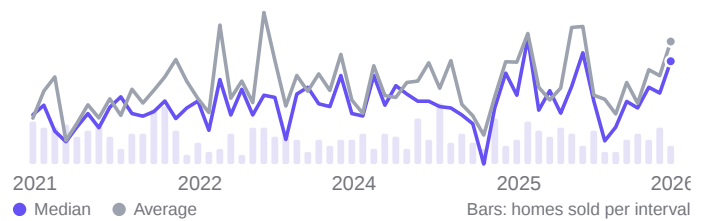
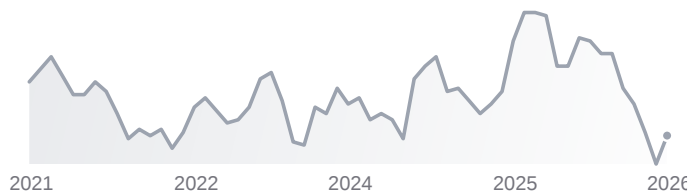
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$985K · Average \$1.1M

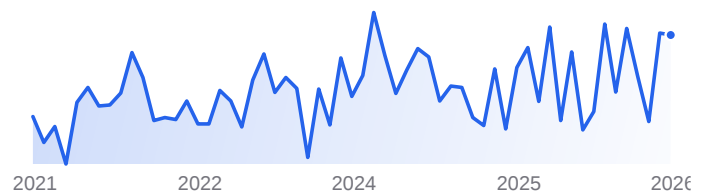
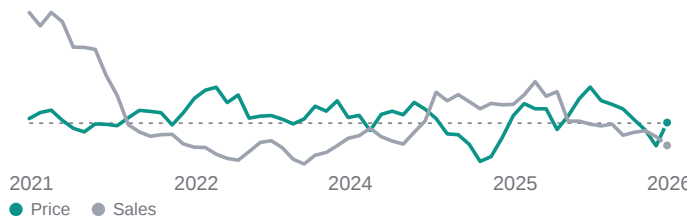


Growth (year over year)

Price +0.6% · Sales -20.6%

Price per square foot

\$496/ft²

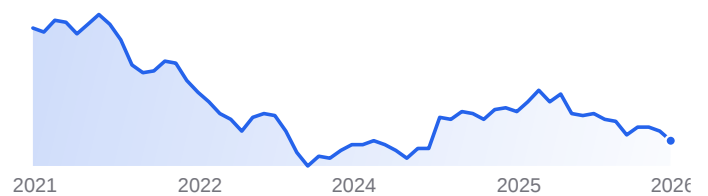
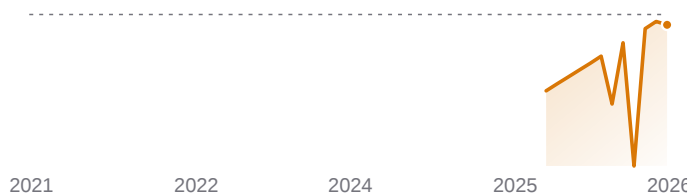


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

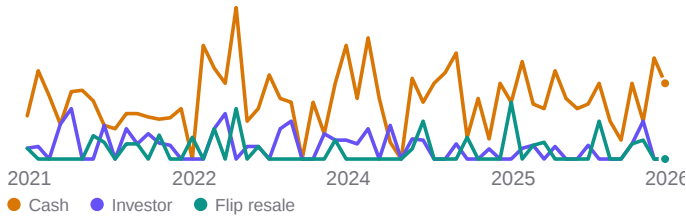
3.0%



BUYERS & OUTCOMES

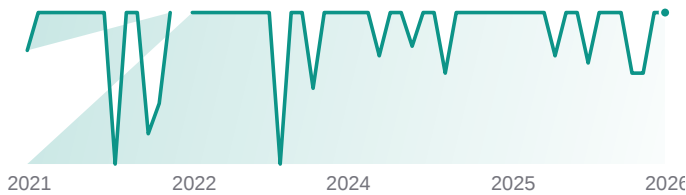
Buyer mix

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



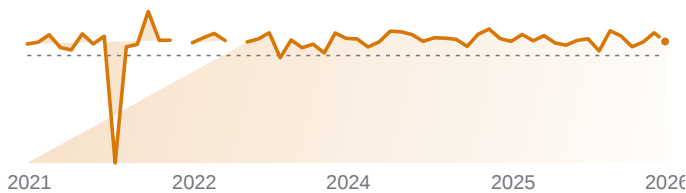
Sellers who sold at a gain

100%

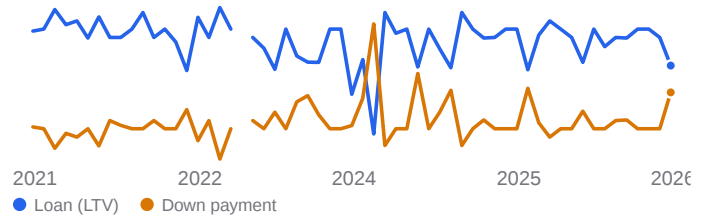


Median annualized return at resale

+5.2%

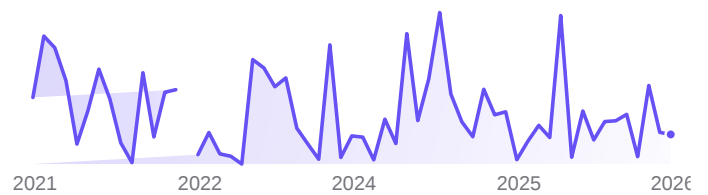


Financing (share of purchase price) Loan (LTV) 58% · Down payment 42%



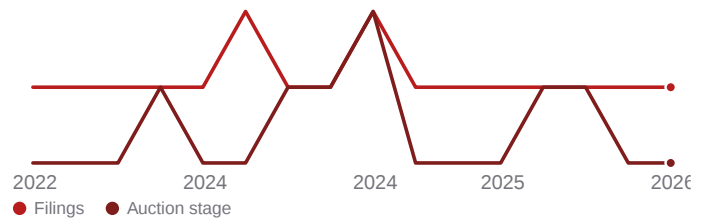
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,361
Median value (AVM)	\$800K
Median size	1,862 ft²
Median bedrooms	3
Median year built	1970
Single family	93%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.8%
Owner occupied	62%
Company owned	16%
Median loan-to-value	34%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	5,594
Density	287 / mi²
Median household income	\$114K
Average household income	\$153K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	56
Homes occupied	84%
Bachelor's or higher	36%
Poverty rate	2.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	49 in
Sunshine	52%

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.