

# Westport Point 02791

ZIP code · MA · Massachusetts · Bristol County

**\$2M**

MEDIAN SALE PRICE

**6**

SALES (12 MO)

**\$1.4M**

MEDIAN VALUE (AVM)

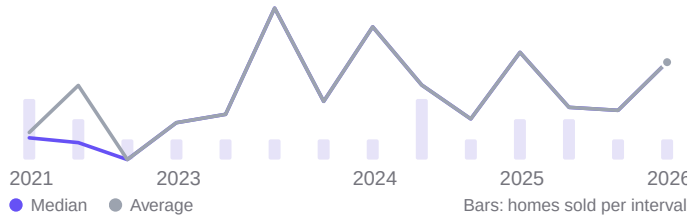
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$2M · Average \$2M

Growth (year over year)

Price +6.7% · Sales +20.0%

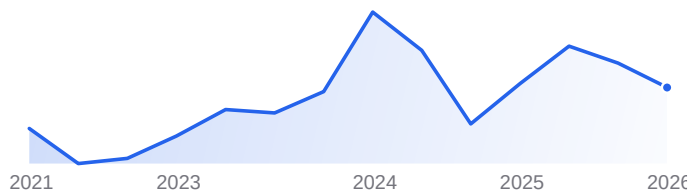


Price per square foot

\$655/ft<sup>2</sup>

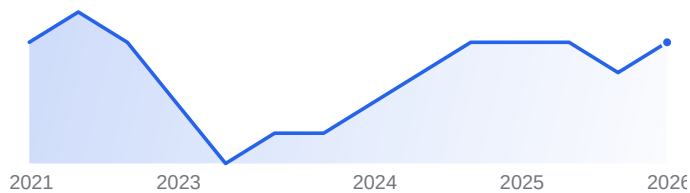
Sale premium vs estimated value

-0.5%



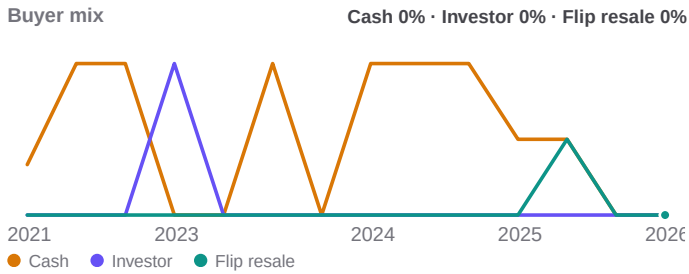
Annual turnover (share of homes sold)

4.5%



## BUYERS & OUTCOMES

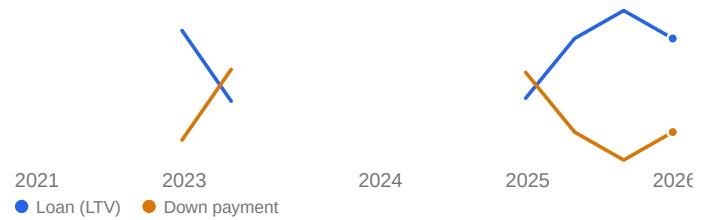
### Buyer mix



### Sellers who sold at a gain

100%

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

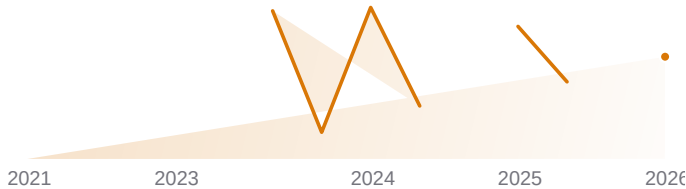


### Typical hold before selling

22.3 yrs

### Median annualized return at resale

+6.2%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 134       |
| Median value (AVM) | \$1.4M    |
| Median size        | 1,888 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1967      |
| Single family      | 86%       |
| Condos             | 3.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 89%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 16%  |
| Company owned                 | 37%  |
| Median loan-to-value          | 5%   |

Typical ownership tenure

19.1 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 15                    |
| Density                          | 151 / mi <sup>2</sup> |
| Median household income          | \$113K                |
| Average household income         | \$164K                |
| Crime index (US avg 100)         | 185                   |
| Air pollution index (US avg 100) | 95                    |
| Earthquake index (US avg 100)    | 62                    |
| Homes occupied                   | 72%                   |
| Bachelor's or higher             | 24%                   |
| Poverty rate                     | 3.5%                  |
| Unemployment                     | 1.6%                  |
| Average temp                     | 50°F                  |
| Annual precip                    | 48 in                 |
| Sunshine                         | 52%                   |

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.