

Topsham

Community · ME · Maine · Sagadahoc County

BALANCED MARKET

\$453K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

93

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



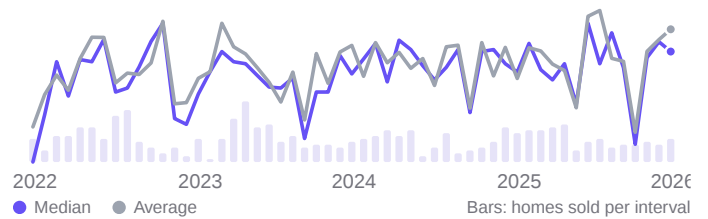
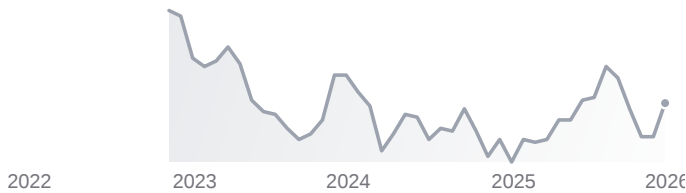
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$450K · Average \$505K

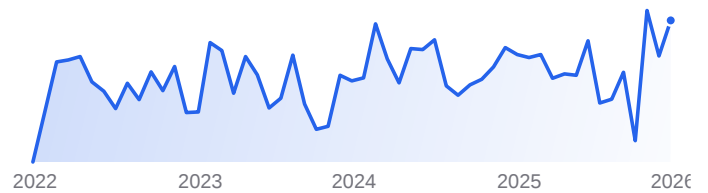
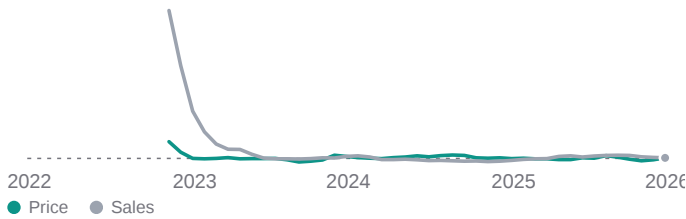


Growth (year over year)

Price +5.4% · Sales +4.5%

Price per square foot

\$395/ft²

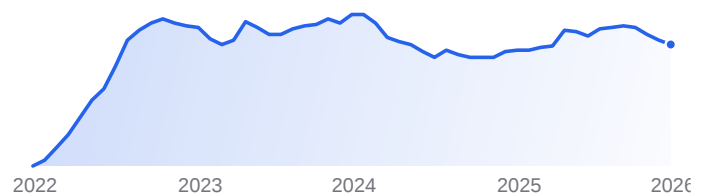


Sale premium vs estimated value

+9.6%

Annual turnover (share of homes sold)

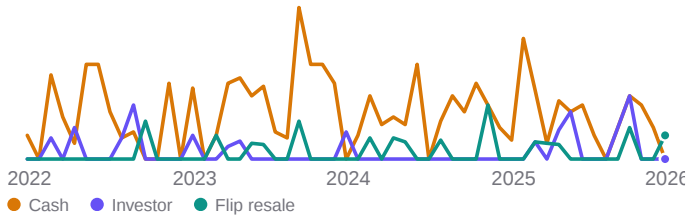
2.3%



BUYERS & OUTCOMES

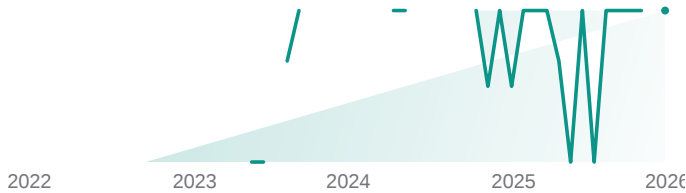
Buyer mix

Cash 0% · Investor 0% · Flip resale 13%



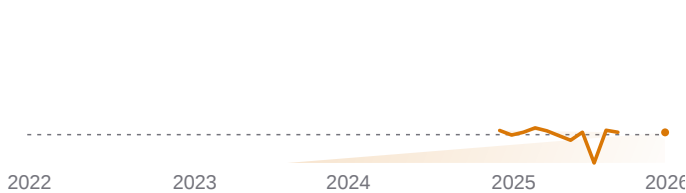
Sellers who sold at a gain

100%

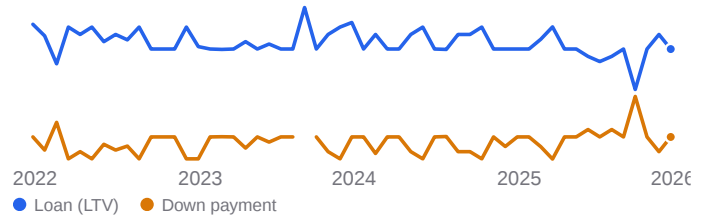


Median annualized return at resale

+4.3%

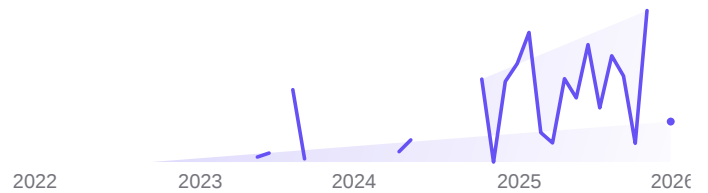


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



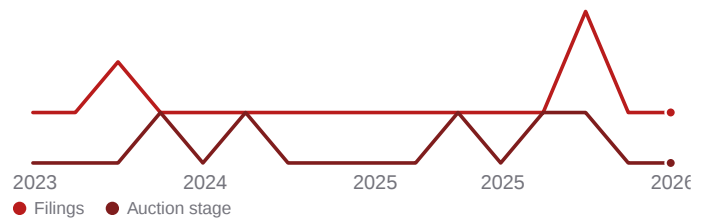
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,966
Median value (AVM)	\$399K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1985
Single family	68%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.7%
Owner occupied	70%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	6,770
Density	614 / mi²
Median household income	\$78K
Average household income	\$102K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	76
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	9.5%
Unemployment	0.8%
Average temp	45°F
Annual precip	48 in
Sunshine	50%

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.