

Cumberland County, ME

County · ME · Maine

BALANCED MARKET

\$584K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

4,339

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

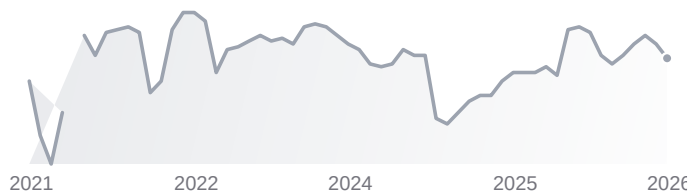
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

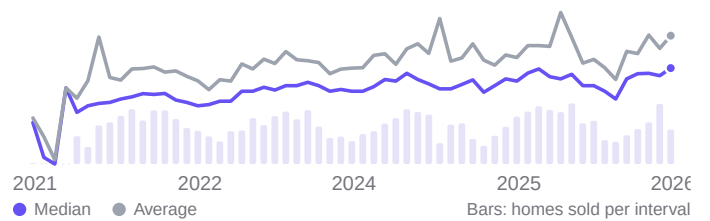
Market temperature (0-100)

56 / 100



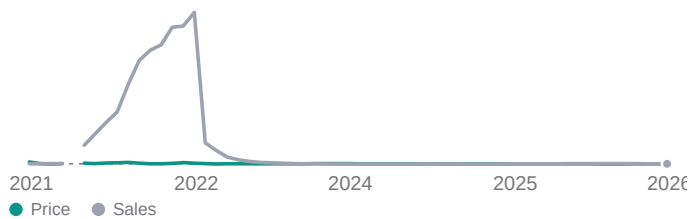
Sale prices

Median \$603K · Average \$748K



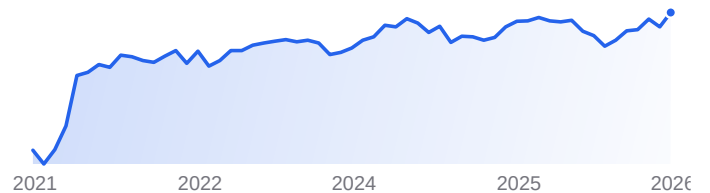
Growth (year over year)

Price +1.5% · Sales +5.9%



Price per square foot

\$399/ft²



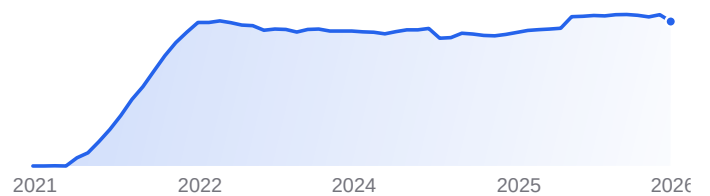
Sale premium vs estimated value

+0.5%



Annual turnover (share of homes sold)

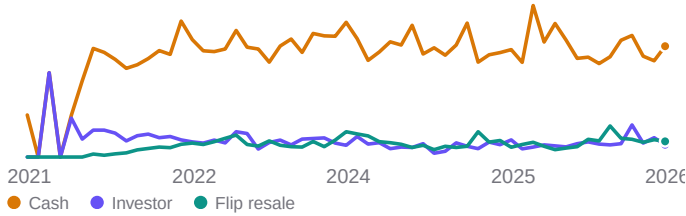
3.8%



BUYERS & OUTCOMES

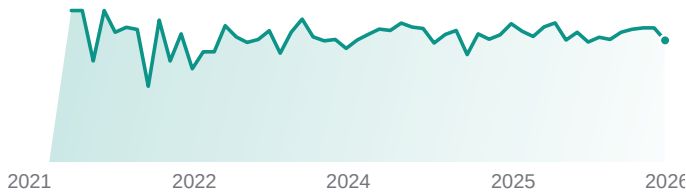
Buyer mix

Cash 33% · Investor 3.7% · Flip resale 4.7%



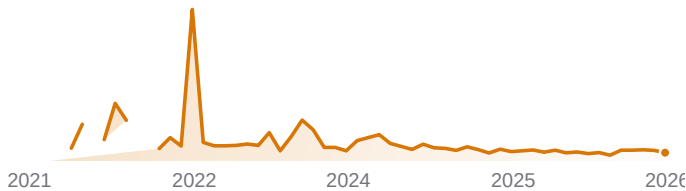
Sellers who sold at a gain

80%

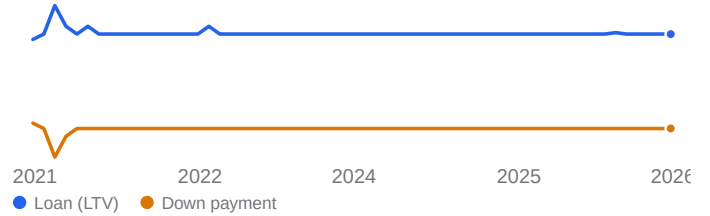


Median annualized return at resale

+5.0%

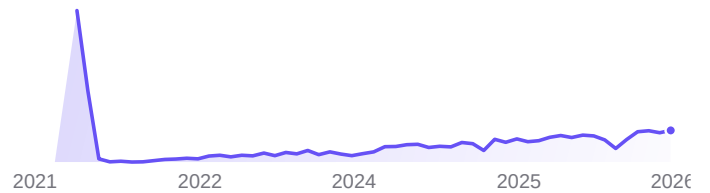


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



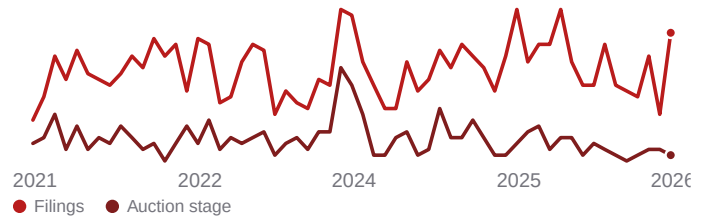
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 22 · Auction stage 1



HOUSING STOCK

Homes	115,500
Median value (AVM)	\$563K
Median size	1,534 ft²
Median bedrooms	3
Median year built	1979
Single family	78%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	68%
Company owned	11%
Median loan-to-value	40%

Typical ownership tenure

14.9 yrs

COMMUNITY

Population	314,674
Density	376 / mi²
Median household income	\$90K
Average household income	\$120K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	86
Homes occupied	87%
Bachelor's or higher	31%
Poverty rate	5.8%
Unemployment	0.8%
Average temp	45°F
Annual precip	47 in
Sunshine	57%

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.