

Sagadahoc County, ME

County · ME · Maine

BALANCED MARKET

\$434K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

477

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



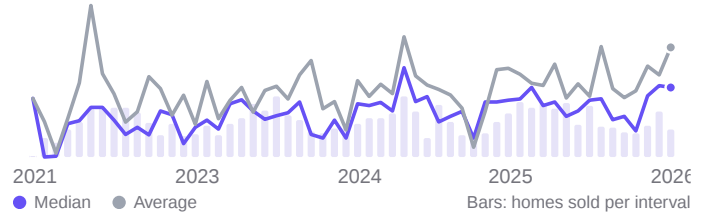
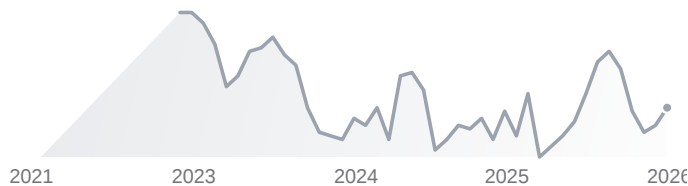
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$440K · Average \$551K

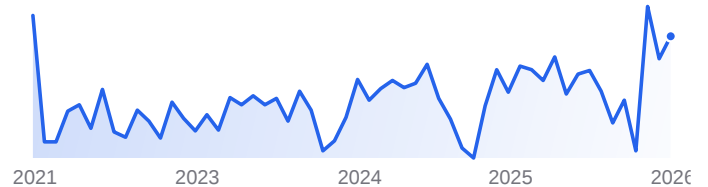


Growth (year over year)

Price +3.9% · Sales -1.4%

Price per square foot

\$326/ft²

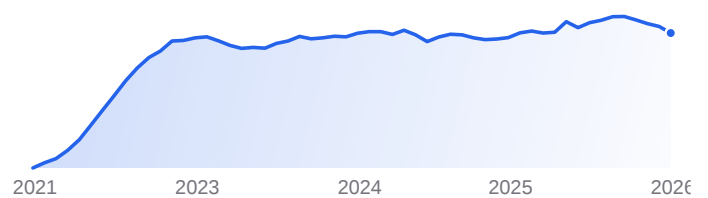


Sale premium vs estimated value

+3.5%

Annual turnover (share of homes sold)

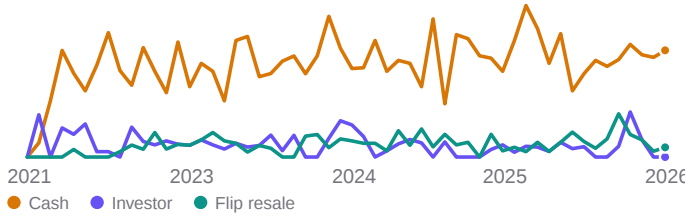
3.0%



BUYERS & OUTCOMES

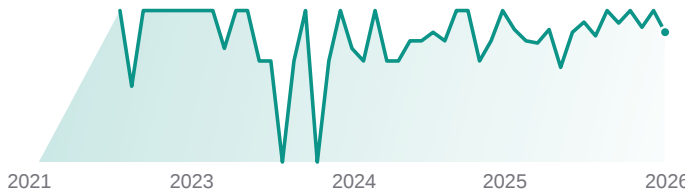
Buyer mix

Cash 38% · Investor 0% · Flip resale 3.4%



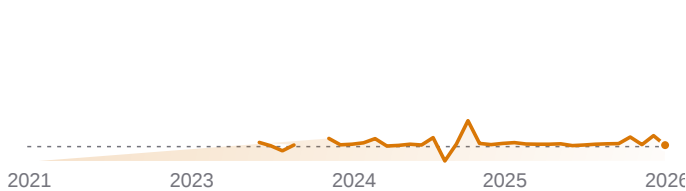
Sellers who sold at a gain

86%

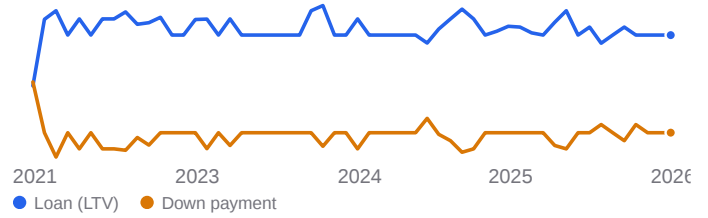


Median annualized return at resale

+4.3%

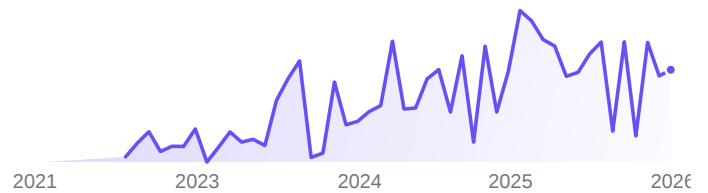


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



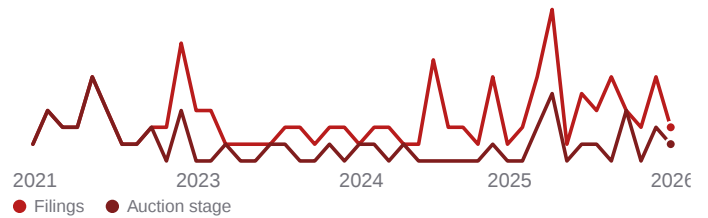
Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	15,994
Median value (AVM)	\$396K
Median size	1,411 ft²
Median bedrooms	3
Median year built	1977
Single family	84%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	66%
Company owned	11%
Median loan-to-value	41%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	37,833
Density	149 / mi²
Median household income	\$80K
Average household income	\$95K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	73
Homes occupied	87%
Bachelor's or higher	25%
Poverty rate	9.6%
Unemployment	0.8%
Average temp	45°F
Annual precip	47 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.