

York County, ME

County · ME · Maine

BALANCED MARKET

\$498K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

3,410

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

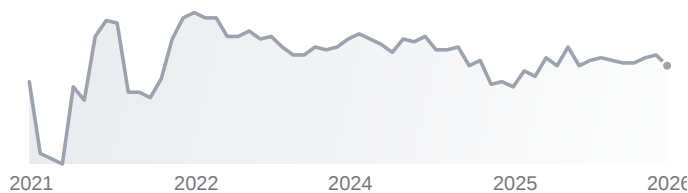
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

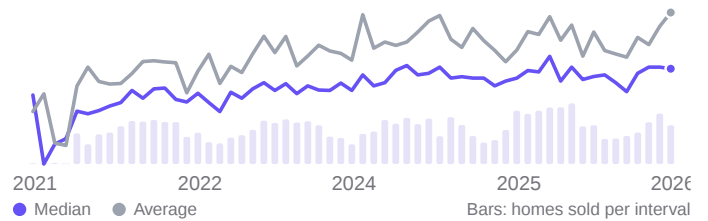
Market temperature (0–100)

54 / 100



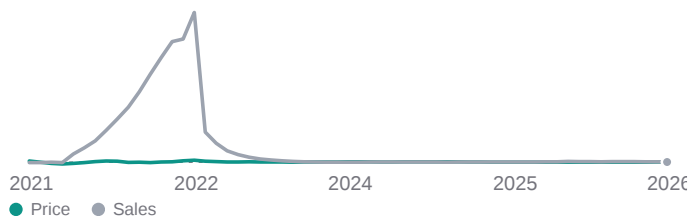
Sale prices

Median \$495K · Average \$676K



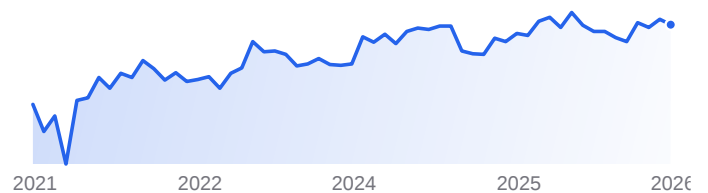
Growth (year over year)

Price +3.9% · Sales +6.1%



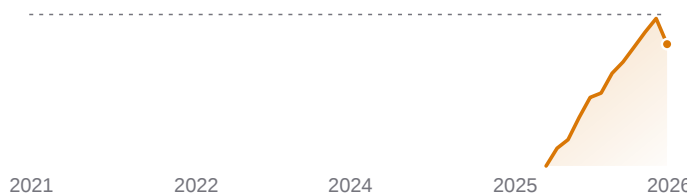
Price per square foot

\$364/ft²



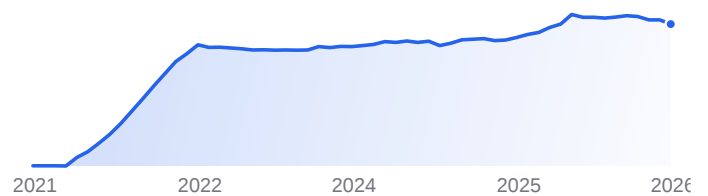
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

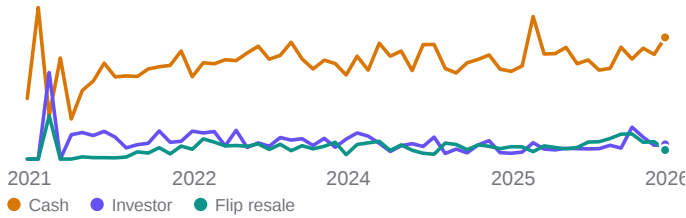
3.2%



BUYERS & OUTCOMES

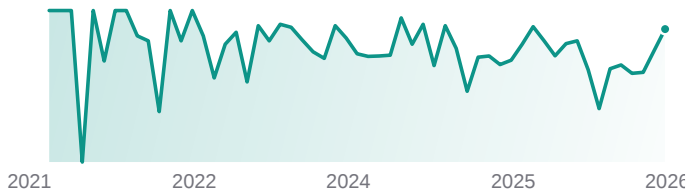
Buyer mix

Cash 40% · Investor 4.8% · Flip resale 3.0%



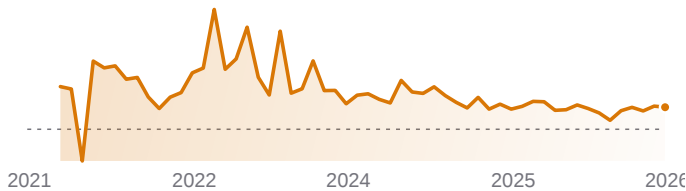
Sellers who sold at a gain

94%

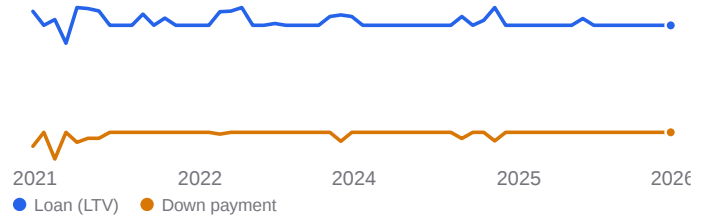


Median annualized return at resale

+6.6%

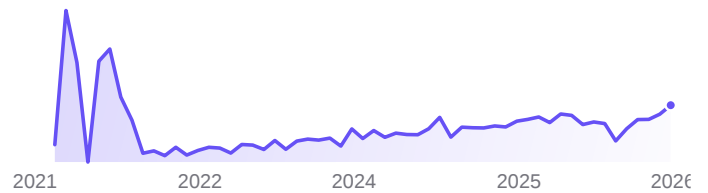


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



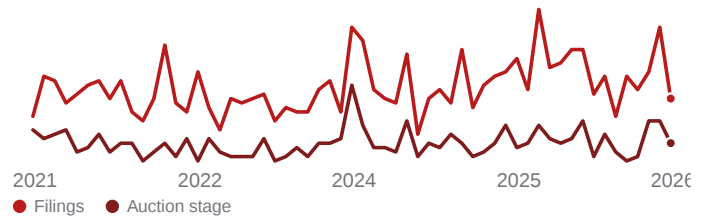
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 14 · Auction stage 4



HOUSING STOCK

Homes	105,116
Median value (AVM)	\$510K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1985
Single family	70%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	56%
Company owned	16%
Median loan-to-value	39%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	221,574
Density	224 / mi²
Median household income	\$82K
Average household income	\$102K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	95
Homes occupied	81%
Bachelor's or higher	23%
Poverty rate	8.4%
Unemployment	0.9%
Average temp	46°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.