

Bath

City · ME · Maine › Sagadahoc County

BALANCED MARKET

\$405K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

139

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



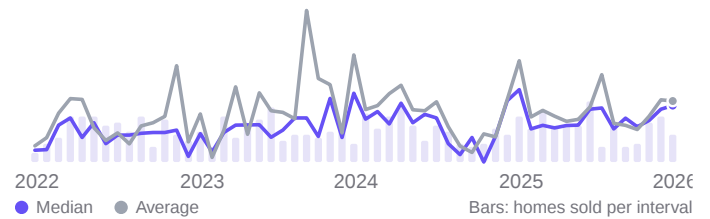
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$430K · Average \$449K

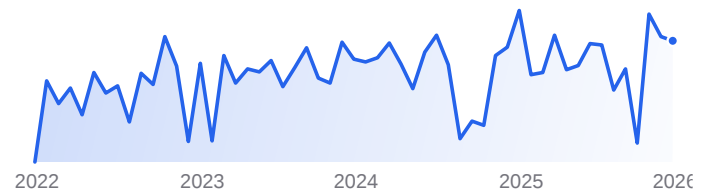
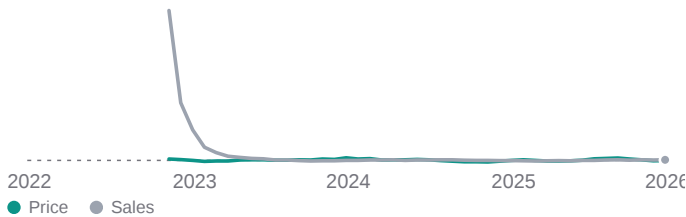


Growth (year over year)

Price -5.2% · Sales +13.0%

Price per square foot

\$271/ft²

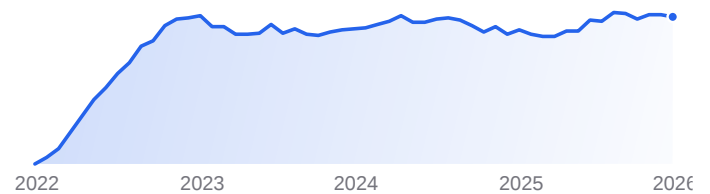


Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

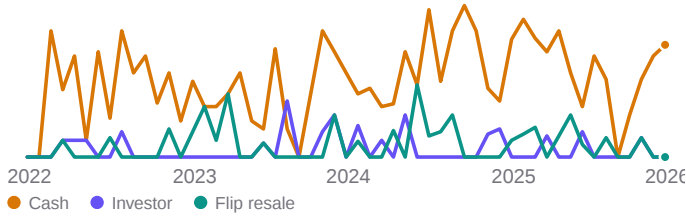
4.4%



BUYERS & OUTCOMES

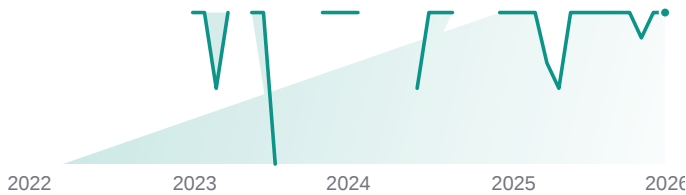
Buyer mix

Cash 44% · Investor 0% · Flip resale 0%



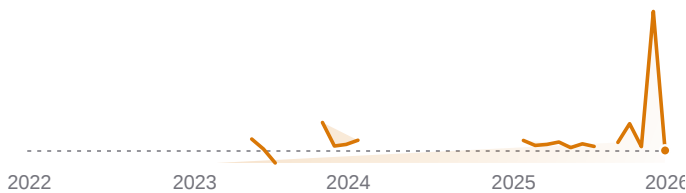
Sellers who sold at a gain

100%

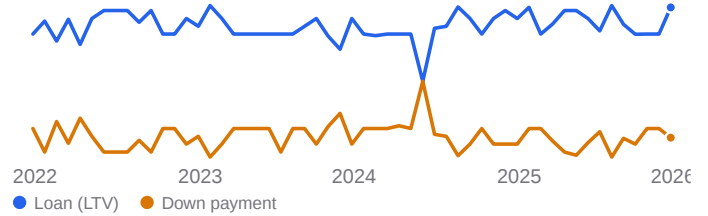


Median annualized return at resale

+0.6%

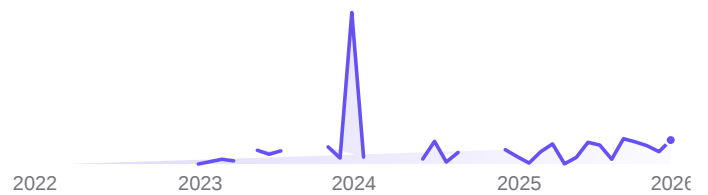


Financing (share of purchase price) Loan (LTV) 97% · Down payment 14%



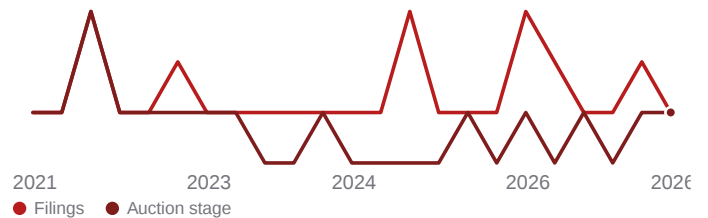
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,176
Median value (AVM)	\$385K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1918
Single family	79%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.2%
Owner occupied	64%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	9,040
Density	991 / mi²
Median household income	\$67K
Average household income	\$86K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	70
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	12.3%
Unemployment	0.7%
Average temp	46°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.