

Berwick 03901

ZIP code · ME · Maine > York County > Berwick

SELLER'S MARKET

\$535K

MEDIAN SALE PRICE

+37.8%

1-YR CHANGE

96

SALES (12 MO)

\$495K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

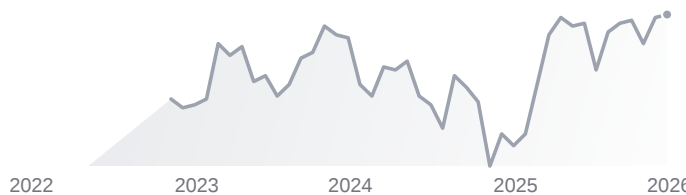
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

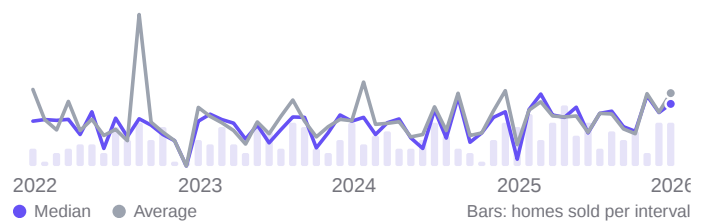
Market temperature (0–100)

79 / 100



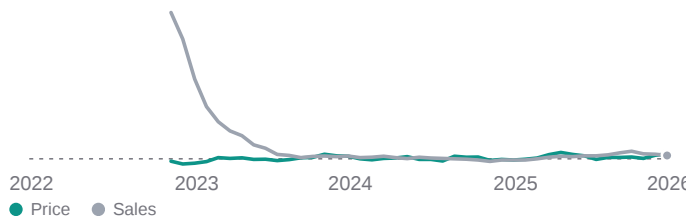
Sale prices

Median \$536K · Average \$606K



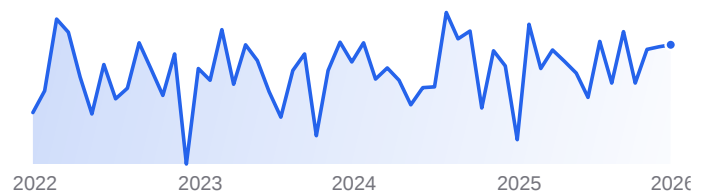
Growth (year over year)

Price +37.8% · Sales +26.3%



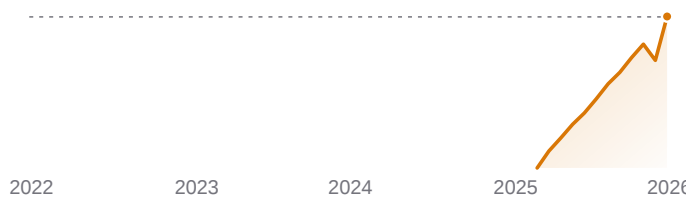
Price per square foot

\$281/ft²



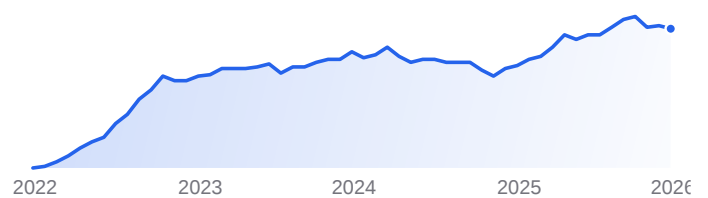
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

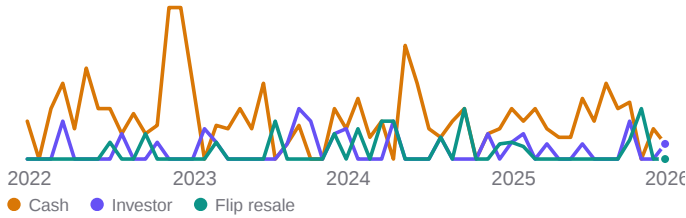
3.2%



BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 10% · Flip resale 0%



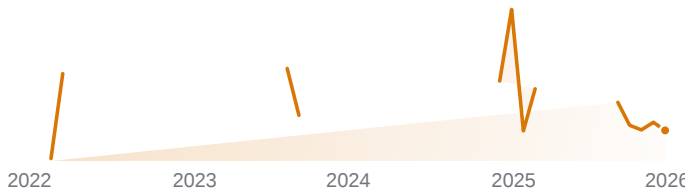
Sellers who sold at a gain

100%

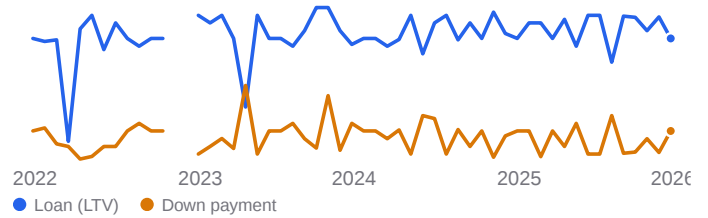


Median annualized return at resale

+4.1%

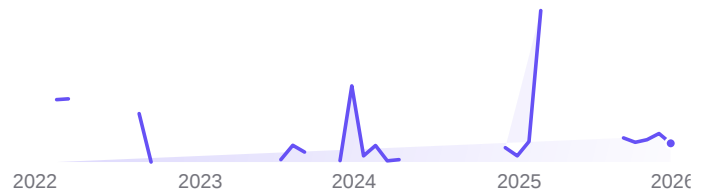


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



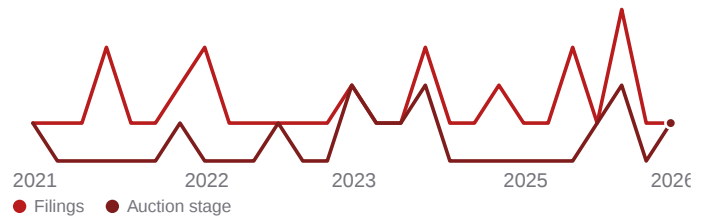
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,996
Median value (AVM)	\$495K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1988
Single family	75%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	13%
Median loan-to-value	43%

Typical ownership tenure

16.8 yrs

COMMUNITY

Population	8,264
Density	220 / mi²
Median household income	\$80K
Average household income	\$98K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	98
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	6.0%
Unemployment	0.9%
Average temp	47°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.