

Cape Neddick 03902

ZIP code · ME · Maine · York County · Cape Neddick

SELLER'S MARKET

\$1M

MEDIAN SALE PRICE

+42.3%

1-YR CHANGE

44

SALES (12 MO)

\$831K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

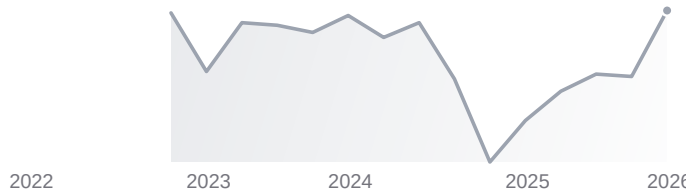
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

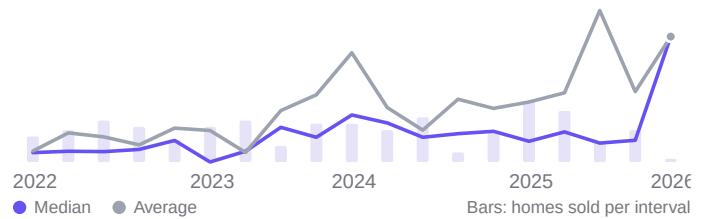
Market temperature (0–100)

77 / 100



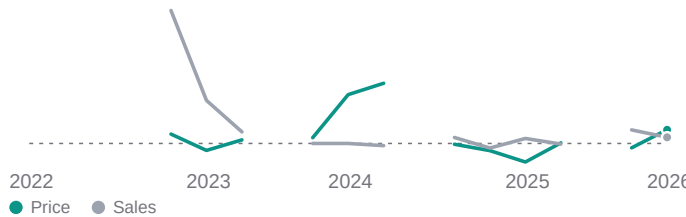
Sale prices

Median \$2M · Average \$2M



Growth (year over year)

Price +42.3% · Sales +18.9%



Price per square foot

\$983/ft²



Sale premium vs estimated value

+14.7%



Annual turnover (share of homes sold)

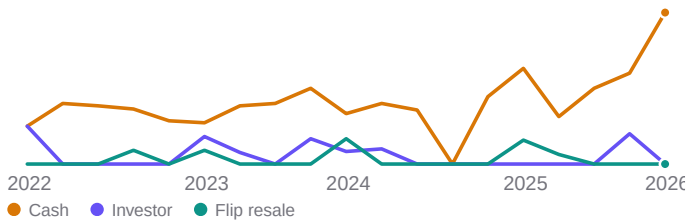
3.1%



BUYERS & OUTCOMES

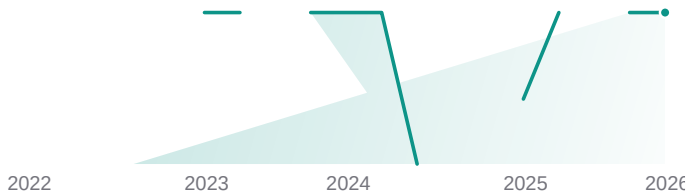
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



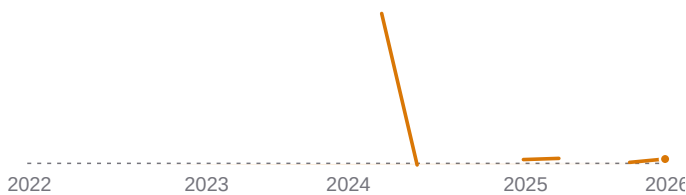
Sellers who sold at a gain

100%

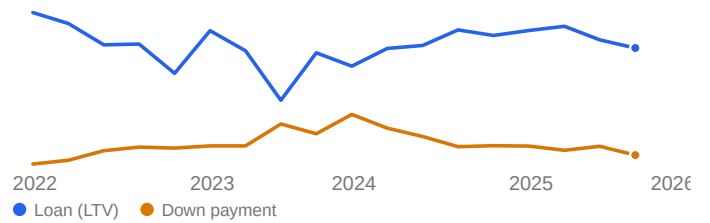


Median annualized return at resale

+10.7%

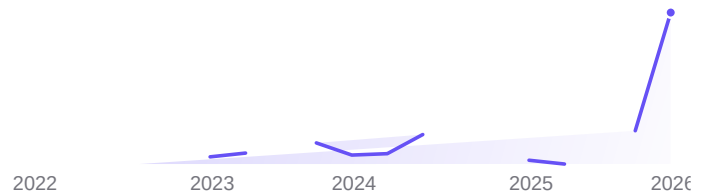


Financing (share of purchase price) Loan (LTV) 71% · Down payment 16%



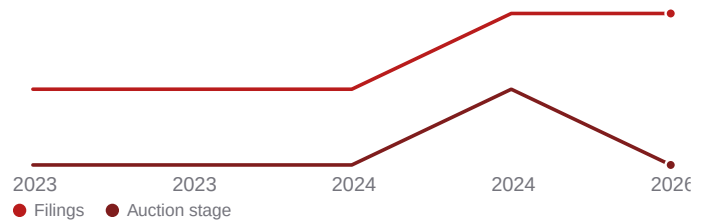
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,419
Median value (AVM)	\$831K
Median size	1,984 ft²
Median bedrooms	3
Median year built	1988
Single family	87%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	54%
Company owned	20%
Median loan-to-value	34%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	2,713
Density	135 / mi²
Median household income	\$119K
Average household income	\$129K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	96
Homes occupied	80%
Bachelor's or higher	31%
Poverty rate	2.6%
Unemployment	1.2%
Average temp	48°F
Annual precip	47 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.