

Kittery Point 03905

ZIP code · ME · Maine · York County · Kittery Point

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+53.7%

1-YR CHANGE

23

SALES (12 MO)

\$900K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

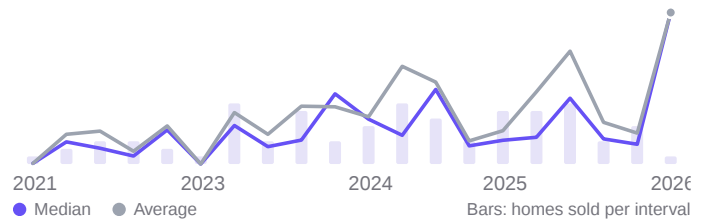
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$2.5M · Average \$2.5M

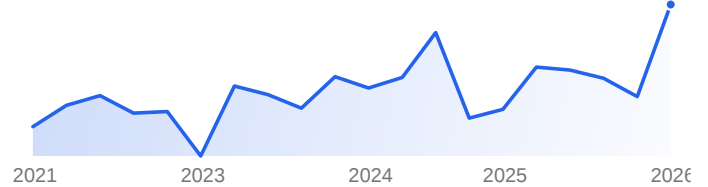
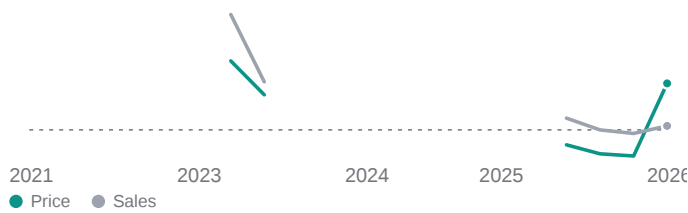


Growth (year over year)

Price +53.7% · Sales +4.5%

Price per square foot

\$940/ft²

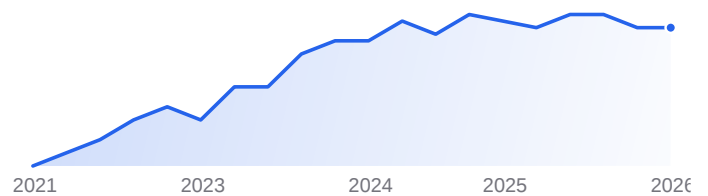


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

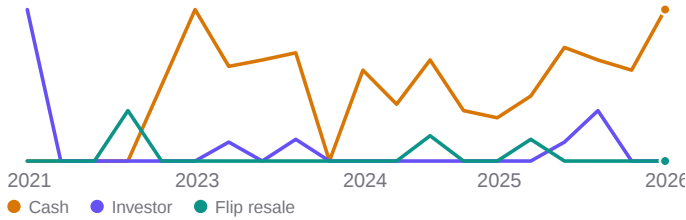
2.3%



BUYERS & OUTCOMES

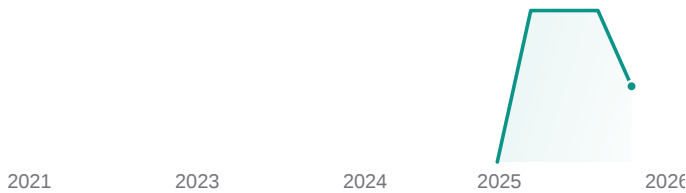
Buyer mix

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



Sellers who sold at a gain

50%

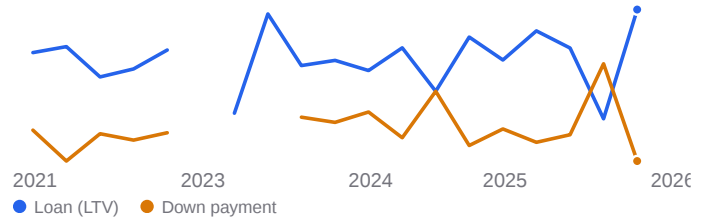


Median annualized return at resale

-26.3%

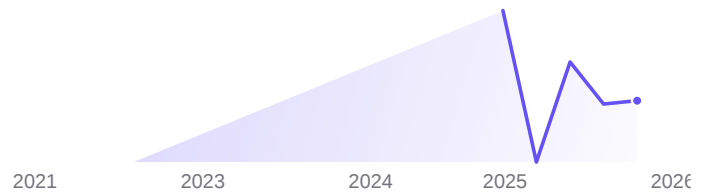


Financing (share of purchase price) Loan (LTV) 103% · Down payment 5.0%



Typical hold before selling

1.2 yrs



HOUSING STOCK

Homes	1,002
Median value (AVM)	\$900K
Median size	1,862 ft²
Median bedrooms	3
Median year built	1972
Single family	92%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.8%
Owner occupied	64%
Company owned	21%
Median loan-to-value	26%

Typical ownership tenure

19.9 yrs

COMMUNITY

Population	1,332
Density	165 / mi²
Median household income	\$122K
Average household income	\$144K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	95
Homes occupied	90%
Bachelor's or higher	28%
Poverty rate	6.8%
Unemployment	0.7%
Average temp	47°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.