

North Berwick 03906

ZIP code · ME · Maine > York County > North Berwick

SELLER'S MARKET

\$508K

MEDIAN SALE PRICE

+53.8%

1-YR CHANGE

72

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

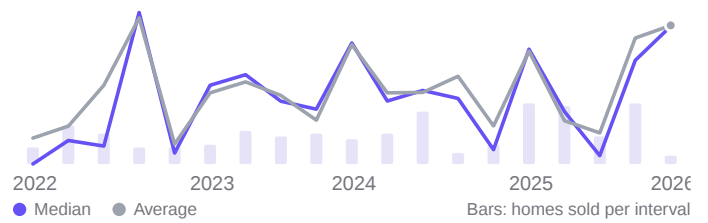
Market temperature (0–100)

73 / 100



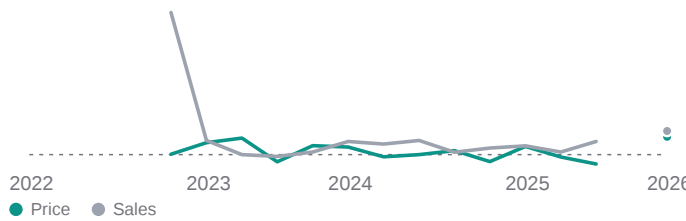
Sale prices

Median \$540K · Average \$542K



Growth (year over year)

Price +53.8% · Sales +71.4%



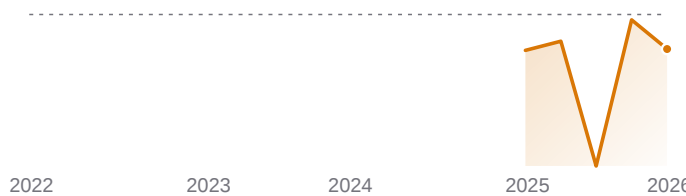
Price per square foot

\$390/ft²



Sale premium vs estimated value

-6.1%



Annual turnover (share of homes sold)

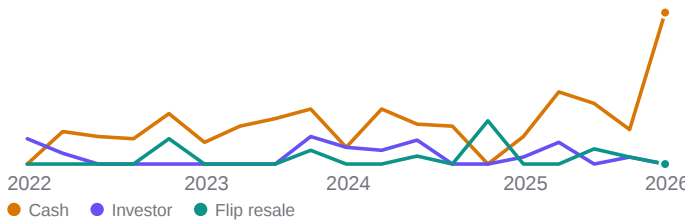
3.7%



BUYERS & OUTCOMES

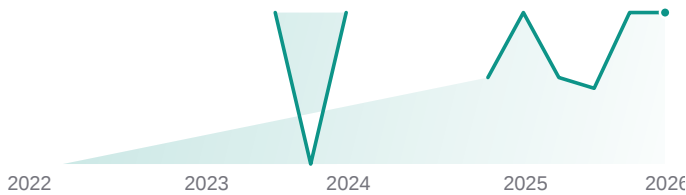
Buyer mix

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



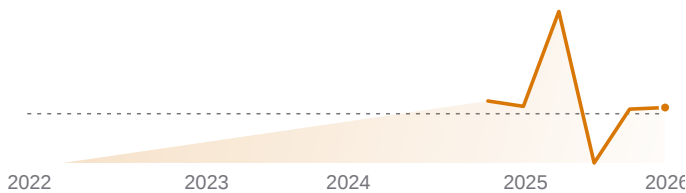
Sellers who sold at a gain

100%

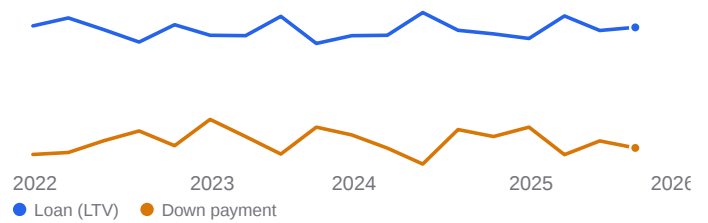


Median annualized return at resale

+4.4%

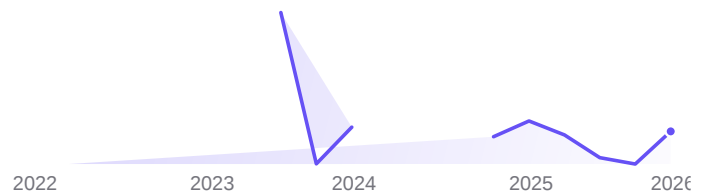


Financing (share of purchase price) Loan (LTV) 84% · Down payment 13%



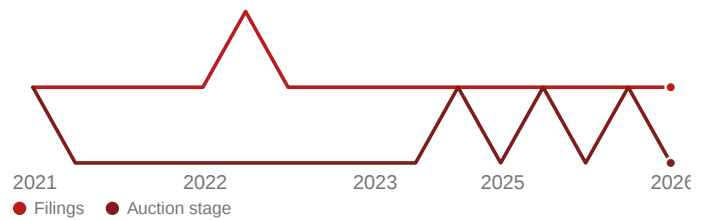
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,970
Median value (AVM)	\$469K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1985
Single family	88%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	68%
Company owned	6.5%
Median loan-to-value	43%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	5,291
Density	136 / mi²
Median household income	\$82K
Average household income	\$111K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	102
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	4.4%
Unemployment	0.8%
Average temp	46°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.