

South Berwick 03908

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

SELLER'S MARKET

\$592K

MEDIAN SALE PRICE

+31.3%

1-YR CHANGE

95

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

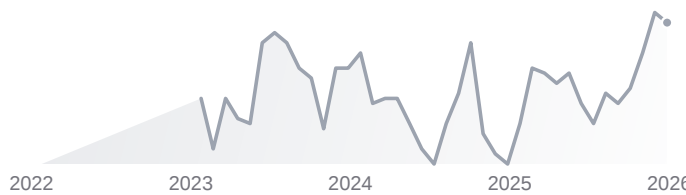
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

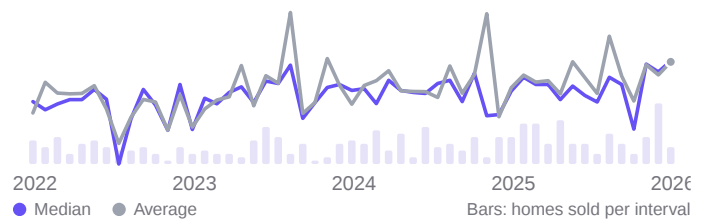
Market temperature (0–100)

78 / 100



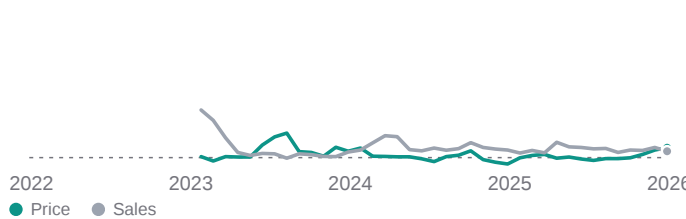
Sale prices

Median \$615K · Average \$611K



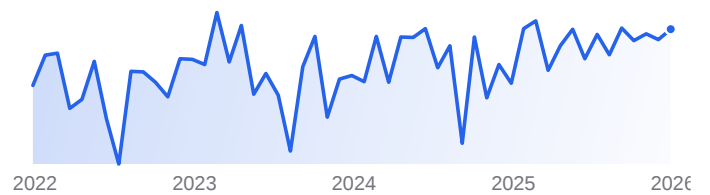
Growth (year over year)

Price +31.3% · Sales +20.3%



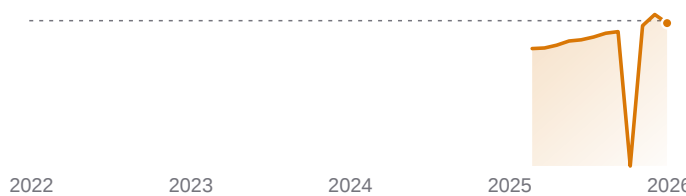
Price per square foot

\$389/ft²



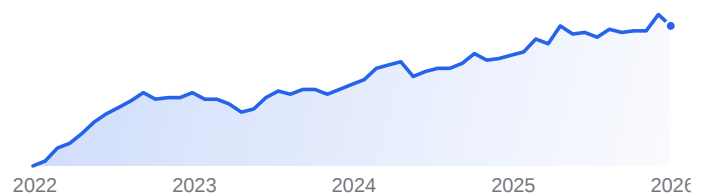
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

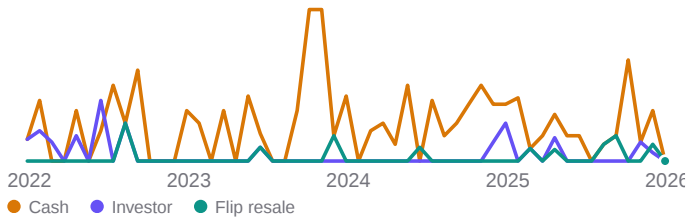
3.5%



BUYERS & OUTCOMES

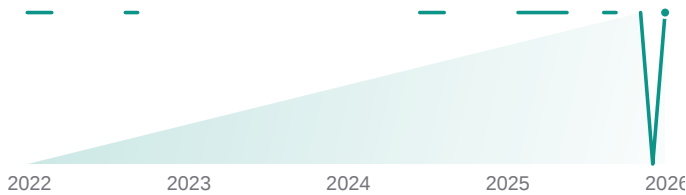
Buyer mix

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



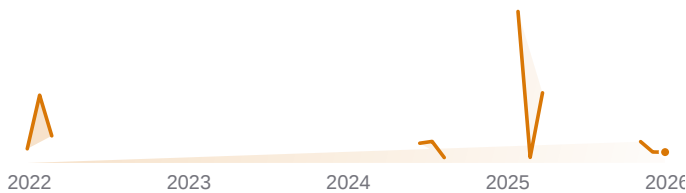
Sellers who sold at a gain

100%

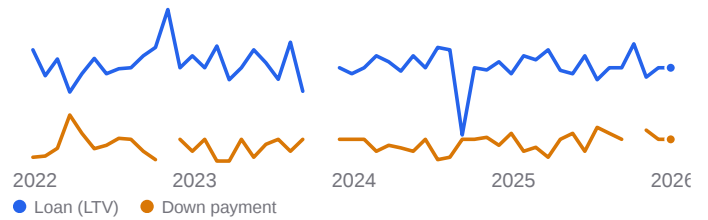


Median annualized return at resale

+7.6%

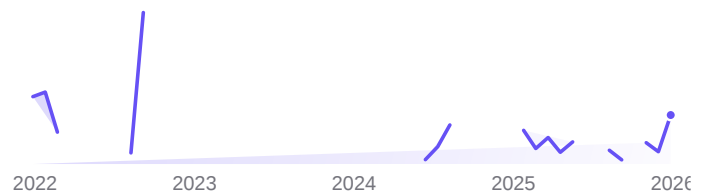


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



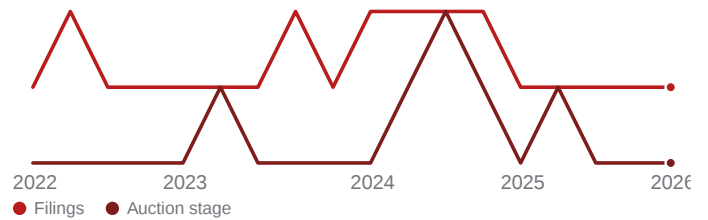
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,708
Median value (AVM)	\$500K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1986
Single family	85%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	12%
Median loan-to-value	46%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	7,932
Density	243 / mi²
Median household income	\$99K
Average household income	\$114K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	95
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	5.0%
Unemployment	0.9%
Average temp	47°F
Annual precip	46 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.