

Bailey Island 04003

ZIP code · ME · Maine · Cumberland County

STRONG SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+161.8%

1-YR CHANGE

14

SALES (12 MO)

\$988K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

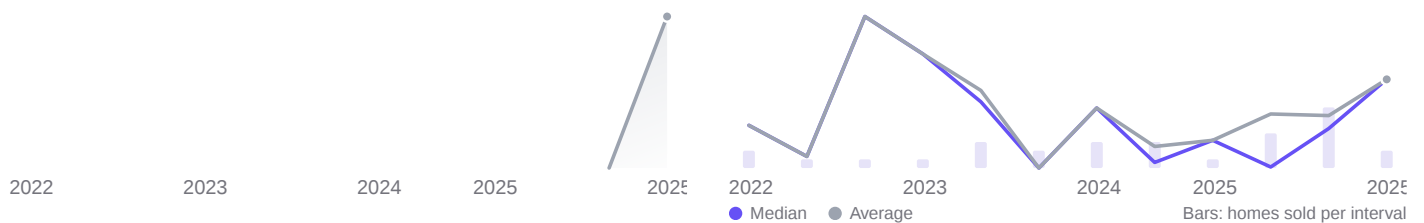
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

84 / 100

Sale prices

Median \$1.7M · Average \$1.7M

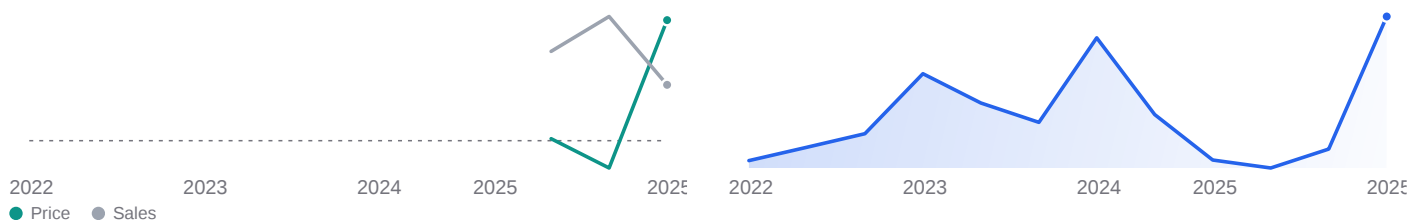


Growth (year over year)

Price +161.8% · Sales +75.0%

Price per square foot

\$994/ft²

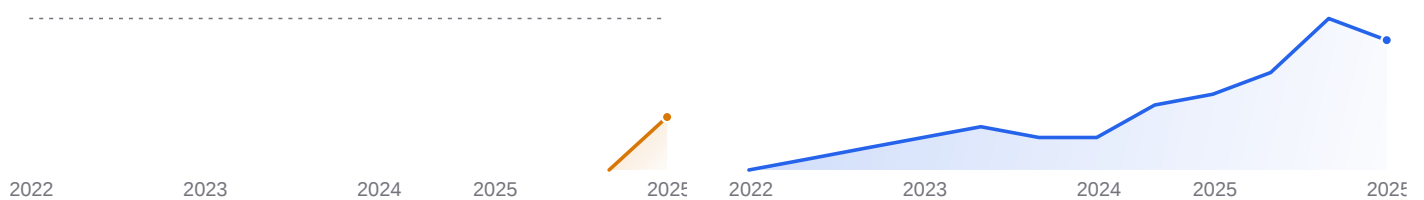


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

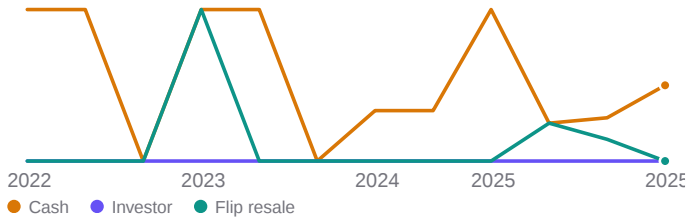
5.9%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

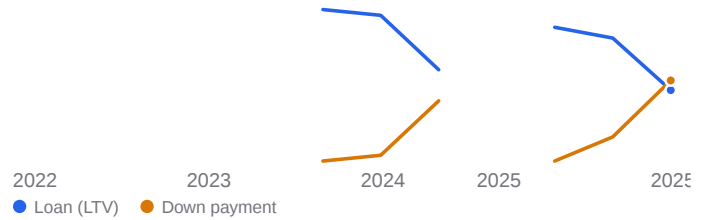


Median annualized return at resale

+4.9%

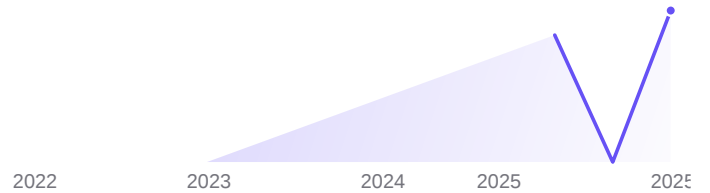


Financing (share of purchase price) Loan (LTV) 48% · Down payment 52%



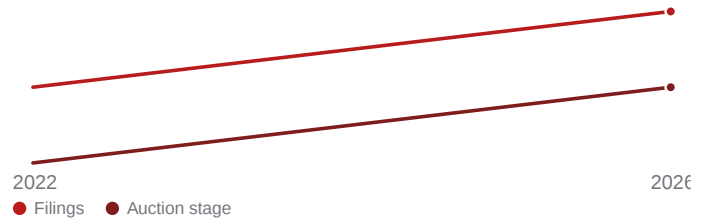
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	237
Median value (AVM)	\$988K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1951
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0%
Owner occupied	37%
Company owned	26%
Median loan-to-value	17%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	100
Density	38 / mi²
Median household income	\$90K
Average household income	\$110K
Crime index (US avg 100)	184
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	76
Homes occupied	47%
Bachelor's or higher	10%
Poverty rate	4.5%
Unemployment	0.7%
Average temp	46°F
Annual precip	47 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.