

Biddeford 04005

ZIP code · ME · Maine > York County > Biddeford

BALANCED MARKET

\$536K

MEDIAN SALE PRICE

-0.0%

1-YR CHANGE

267

SALES (12 MO)

\$502K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



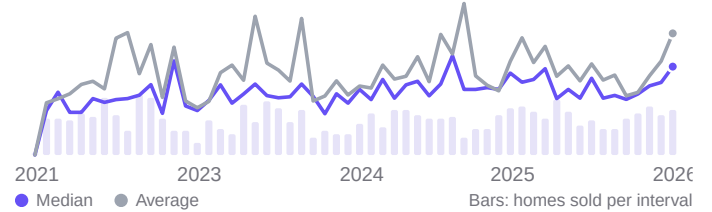
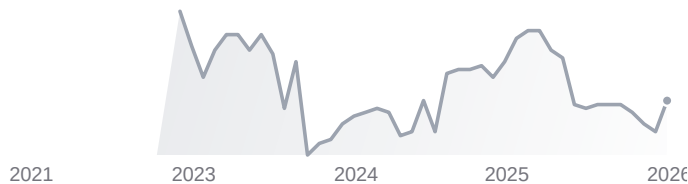
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$600K · Average \$782K

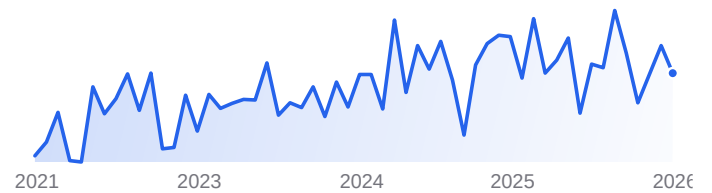
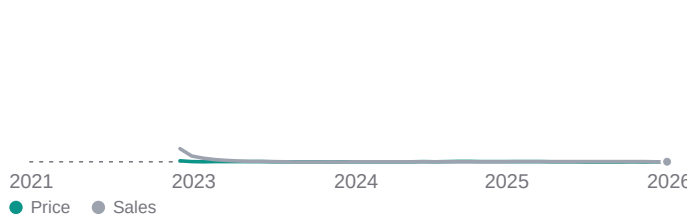


Growth (year over year)

Price -0.0% · Sales +4.3%

Price per square foot

\$296/ft²

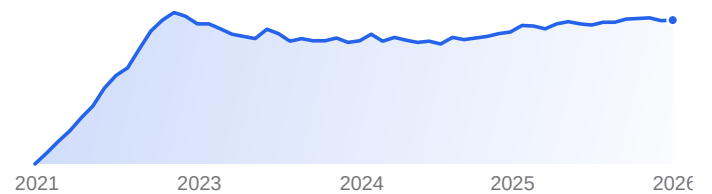
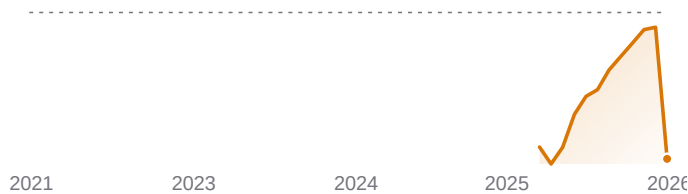


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

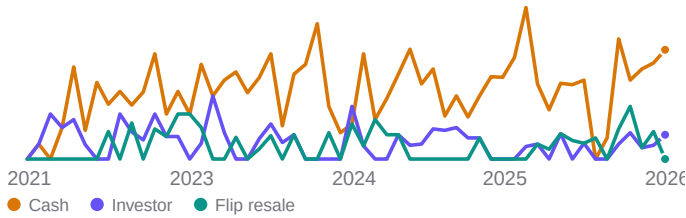
3.6%



BUYERS & OUTCOMES

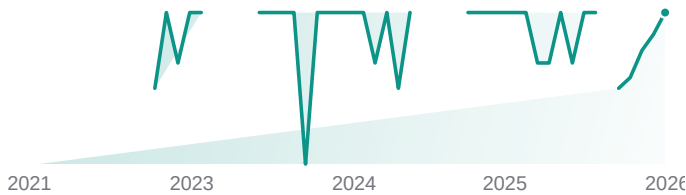
Buyer mix

Cash 35% · Investor 7.7% · Flip resale 0%



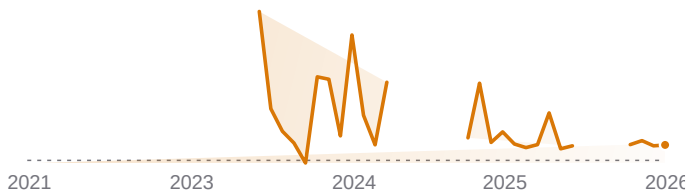
Sellers who sold at a gain

100%

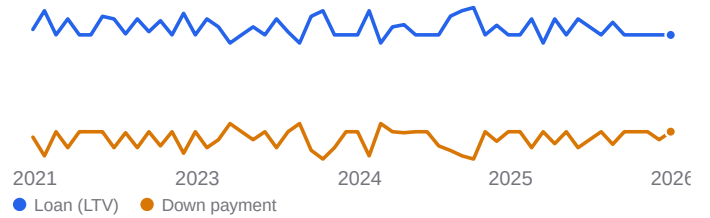


Median annualized return at resale

+6.5%



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



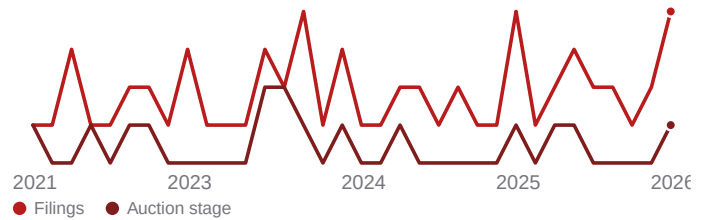
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	7,483
Median value (AVM)	\$502K
Median size	1,551 ft²
Median bedrooms	3
Median year built	1966
Single family	74%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	60%
Company owned	17%
Median loan-to-value	40%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	26,162
Density	486 / mi²
Median household income	\$74K
Average household income	\$90K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	89
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	11.7%
Unemployment	0.9%
Average temp	46°F
Annual precip	47 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.