

Bowdoinham 04008

ZIP code · ME · Maine > Sagadahoc County > Bowdoinham

BALANCED MARKET

\$369K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

35

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



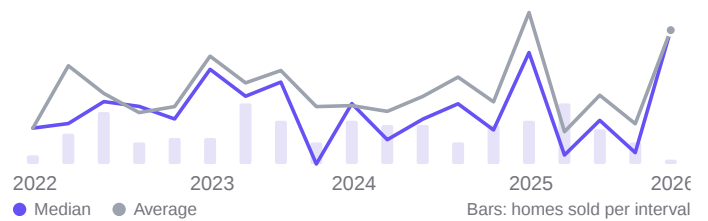
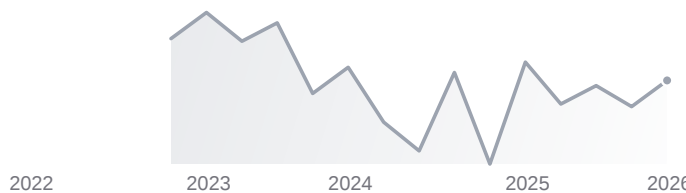
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$518K · Average \$518K

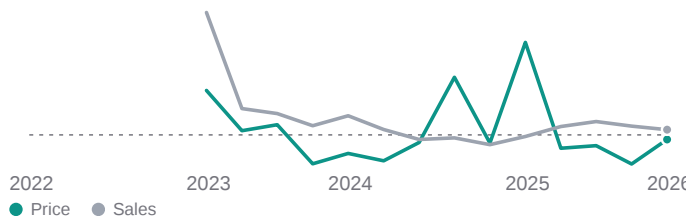


Growth (year over year)

Price -8.5% · Sales +9.4%

Price per square foot

\$330/ft²



Sale premium vs estimated value

+3.5%

Annual turnover (share of homes sold)

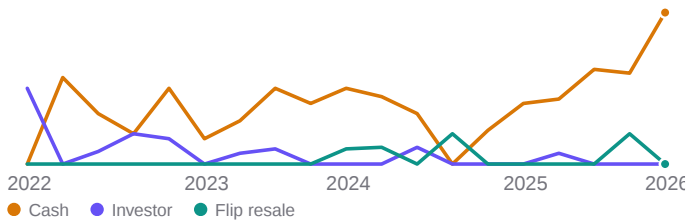
2.8%



BUYERS & OUTCOMES

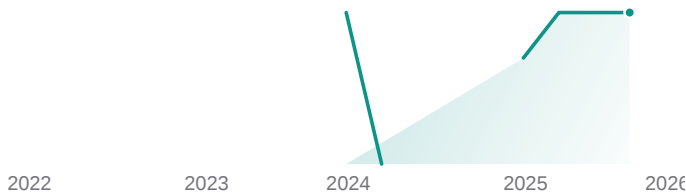
Buyer mix

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



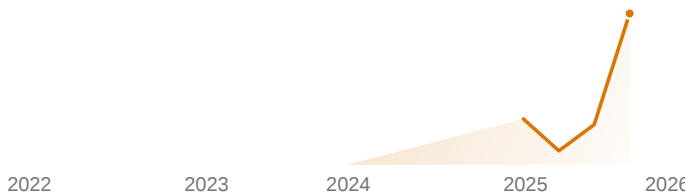
Sellers who sold at a gain

100%

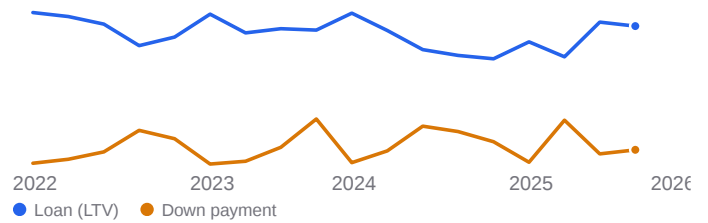


Median annualized return at resale

+32.9%

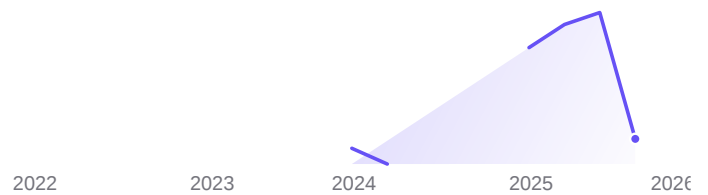


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



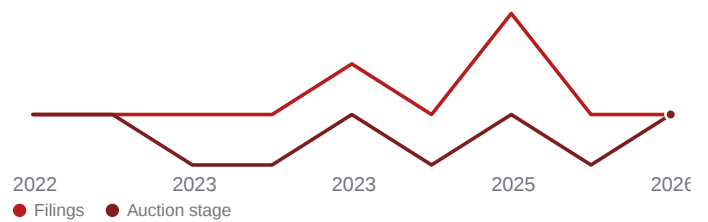
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,254
Median value (AVM)	\$330K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1983
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.3%
Owner occupied	77%
Company owned	5.3%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,177
Density	74 / mi²
Median household income	\$115K
Average household income	\$103K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	77
Homes occupied	92%
Bachelor's or higher	26%
Poverty rate	8.4%
Unemployment	0.8%
Average temp	46°F
Annual precip	47 in
Sunshine	50%

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.