

Bridgton 04009

ZIP code · ME · Maine · Cumberland County · Bridgton

BALANCED MARKET

\$498K

MEDIAN SALE PRICE

+17.7%

1-YR CHANGE

104

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



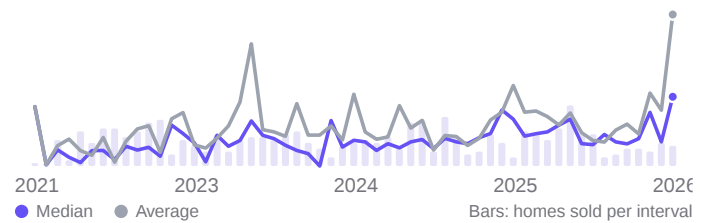
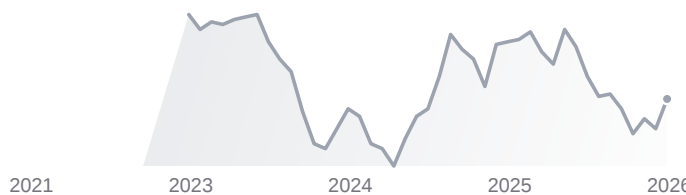
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$618K · Average \$1.1M

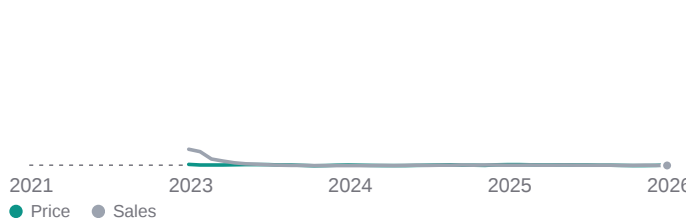


Growth (year over year)

Price +17.7% · Sales -11.1%

Price per square foot

\$736/ft²

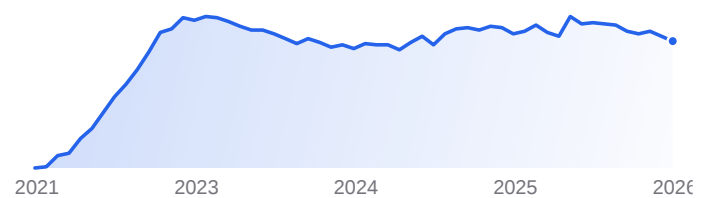
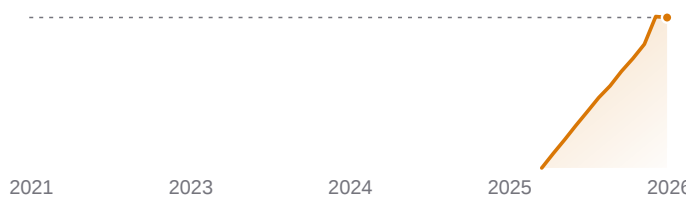


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

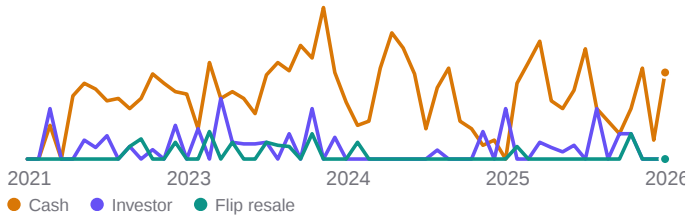
4.9%



BUYERS & OUTCOMES

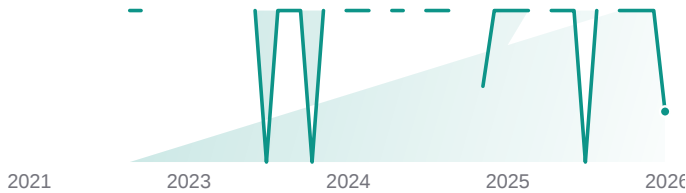
Buyer mix

Cash 57% · Investor 0% · Flip resale 0%



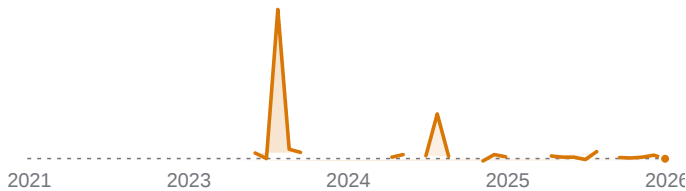
Sellers who sold at a gain

33%

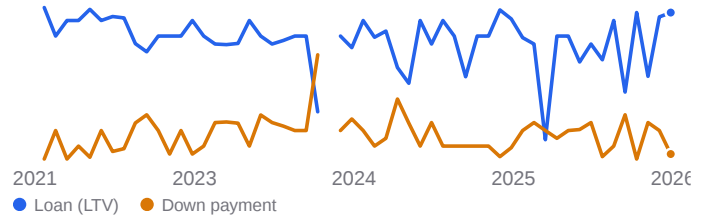


Median annualized return at resale

-0.7%

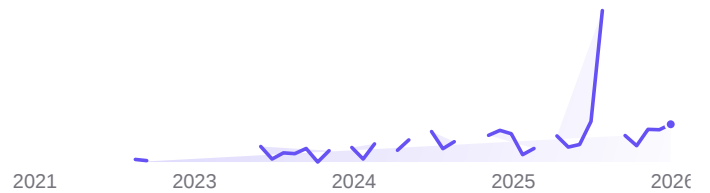


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



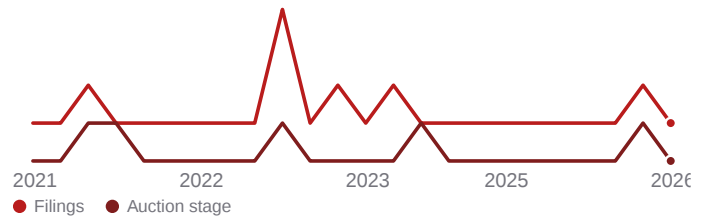
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,132
Median value (AVM)	\$389K
Median size	948 ft²
Median bedrooms	3
Median year built	1987
Single family	88%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	69%
Company owned	14%
Median loan-to-value	37%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	5,614
Density	86 / mi²
Median household income	\$77K
Average household income	\$99K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	92
Homes occupied	59%
Bachelor's or higher	25%
Poverty rate	8.7%
Unemployment	0.6%
Average temp	44°F
Annual precip	48 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.