

Casco 04015

ZIP code · ME · Maine > Cumberland County > Casco

SELLER'S MARKET

\$425K

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

94

SALES (12 MO)

\$403K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

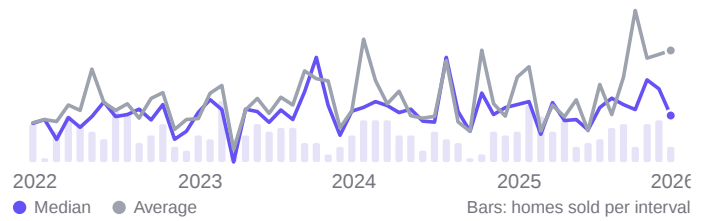
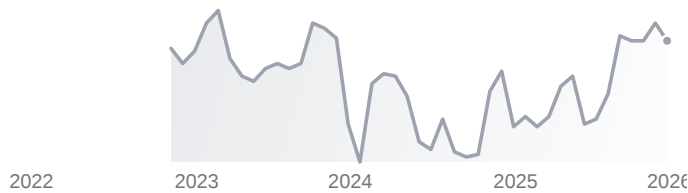
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$320K · Average \$649K

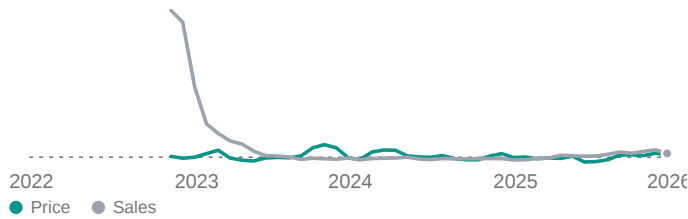


Growth (year over year)

Price +13.3% · Sales +22.1%

Price per square foot

\$396/ft²

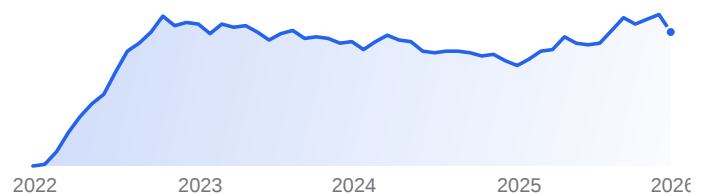


Sale premium vs estimated value

+25.8%

Annual turnover (share of homes sold)

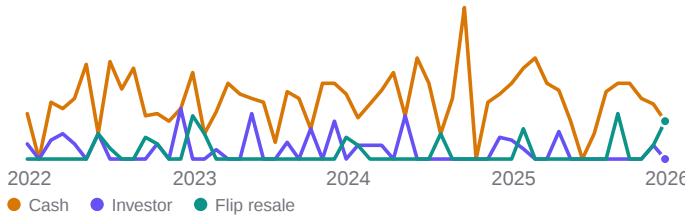
3.1%



BUYERS & OUTCOMES

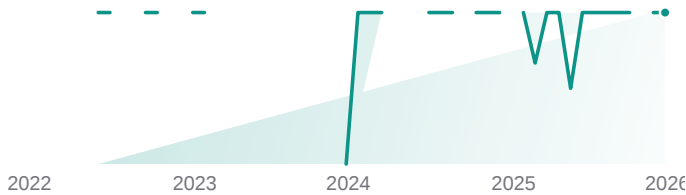
Buyer mix

Cash 25% · Investor 0% · Flip resale 25%



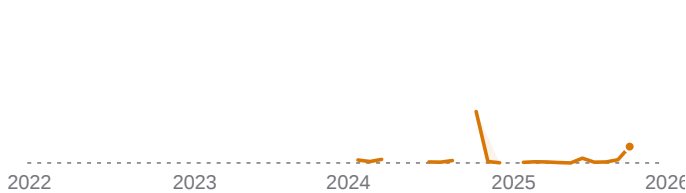
Sellers who sold at a gain

100%

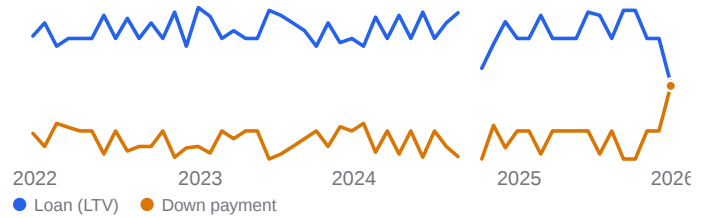


Median annualized return at resale

+96.7%

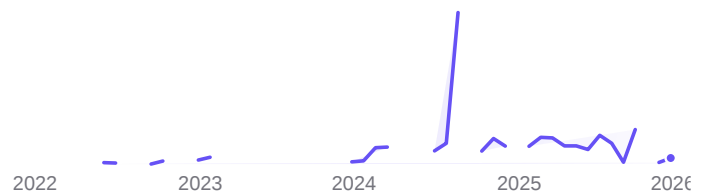


Financing (share of purchase price) Loan (LTV) 51% · Down payment 49%



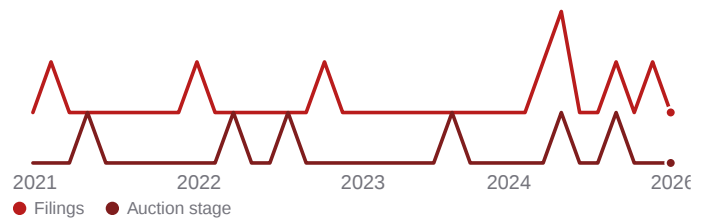
Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,012
Median value (AVM)	\$403K
Median size	1,040 ft²
Median bedrooms	2
Median year built	1995
Single family	66%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	27%
Company owned	19%
Median loan-to-value	43%

Typical ownership tenure

21.3 yrs

COMMUNITY

Population	3,963
Density	98 / mi ²
Median household income	\$71K
Average household income	\$95K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	89
Homes occupied	55%
Bachelor's or higher	20%
Poverty rate	8.5%
Unemployment	0.8%
Average temp	44°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.