

Cumberland Center 04021

ZIP code · ME · Maine · Cumberland County · Cumberland Center

BALANCED MARKET

\$667K

MEDIAN SALE PRICE

-15.8%

1-YR CHANGE

109

SALES (12 MO)

\$753K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



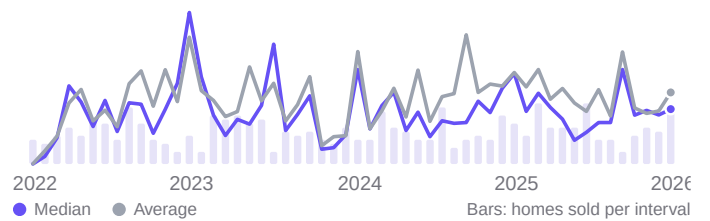
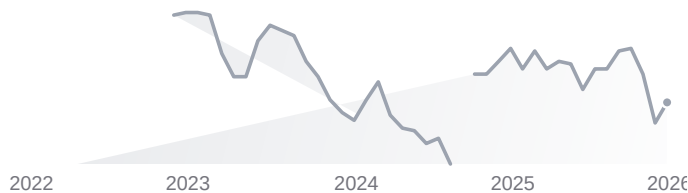
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$682K · Average \$784K

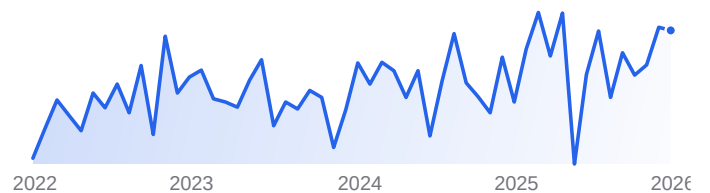
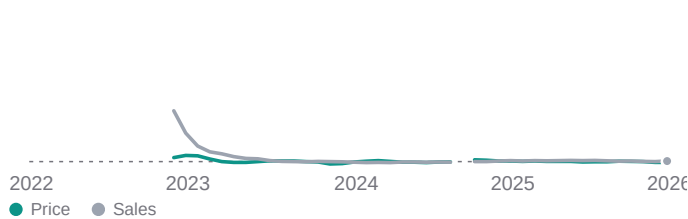


Growth (year over year)

Price -15.8% · Sales +14.7%

Price per square foot

\$438/ft²

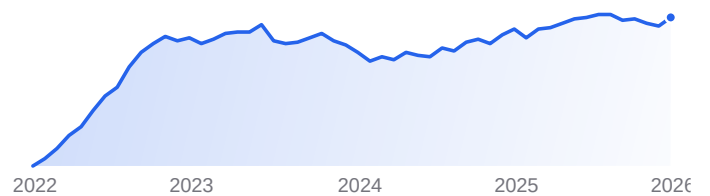


Sale premium vs estimated value

+1.7%

Annual turnover (share of homes sold)

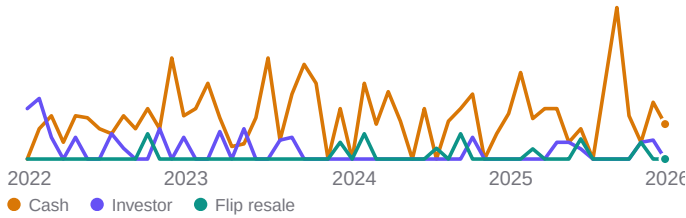
4.1%



BUYERS & OUTCOMES

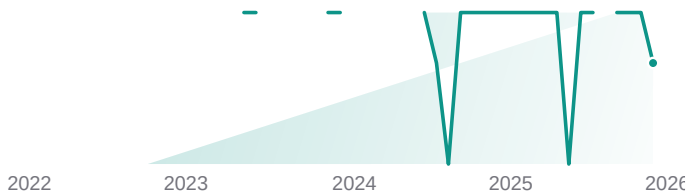
Buyer mix

Cash 23% · Investor 0% · Flip resale 0%



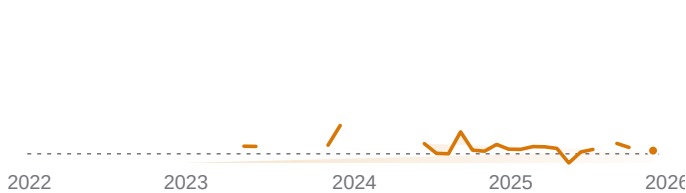
Sellers who sold at a gain

67%

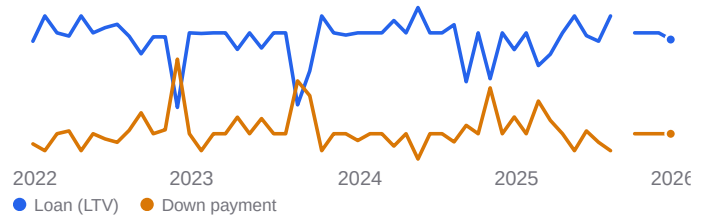


Median annualized return at resale

+3.5%

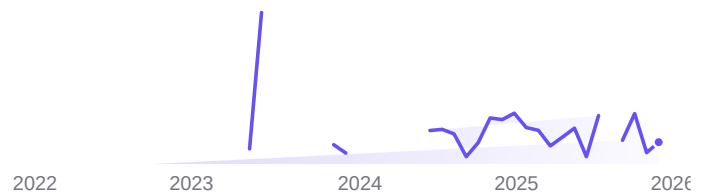


Financing (share of purchase price) Loan (LTV) 76% · Down payment 20%



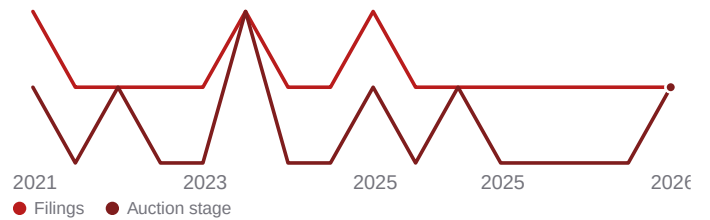
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,685
Median value (AVM)	\$753K
Median size	1,960 ft²
Median bedrooms	3
Median year built	1987
Single family	95%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	76%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	6,697
Density	321 / mi²
Median household income	\$134K
Average household income	\$168K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	85
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	1.6%
Unemployment	0.8%
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.