

East Waterboro 04030

ZIP code · ME · Maine · York County

STRONG SELLER'S MARKET

\$423K

MEDIAN SALE PRICE

+47.7%

1-YR CHANGE

39

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

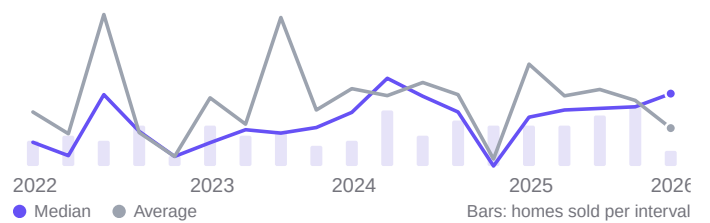
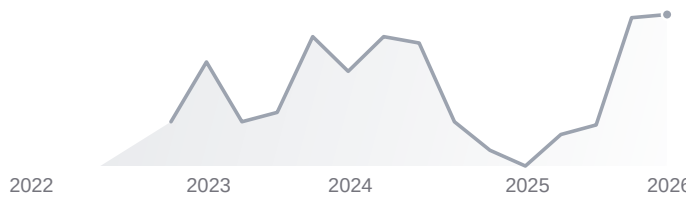
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$435K · Average \$305K

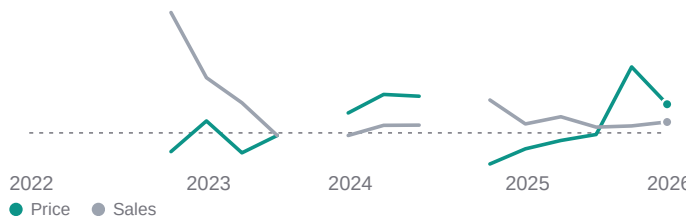


Growth (year over year)

Price +47.7% · Sales +18.2%

Price per square foot

\$324/ft²

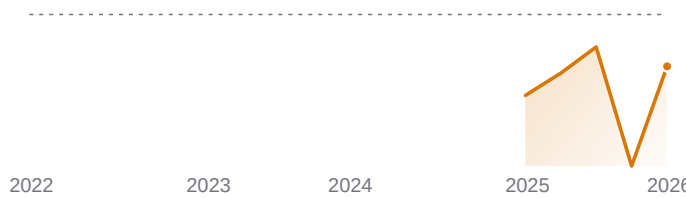


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

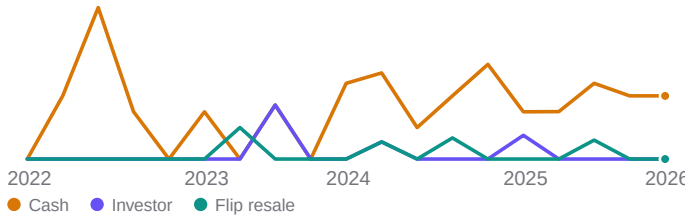
3.8%



BUYERS & OUTCOMES

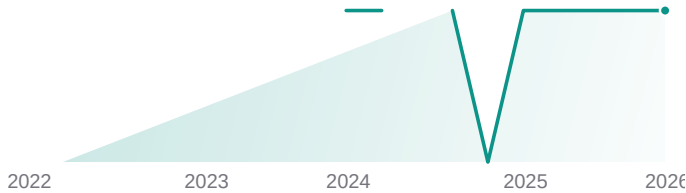
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

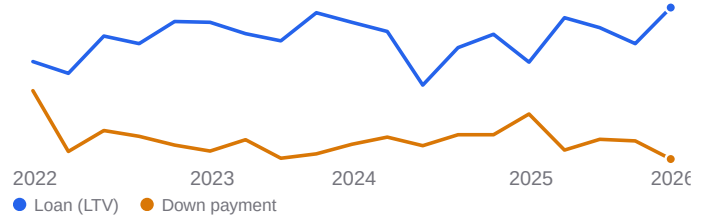


Median annualized return at resale

+2.4%

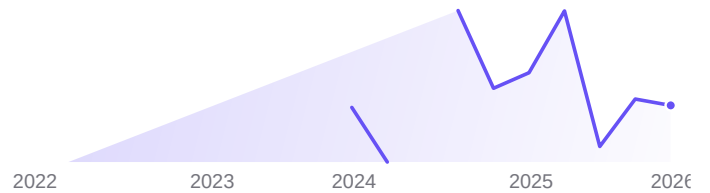


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



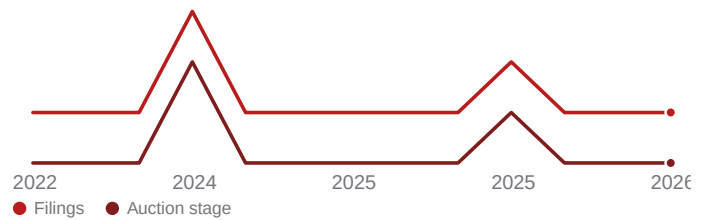
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,019
Median value (AVM)	\$466K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1988
Single family	93%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	61%
Company owned	6.2%
Median loan-to-value	41%

Typical ownership tenure

18.4 yrs

COMMUNITY

Population	2,048
Density	107 / mi²
Median household income	\$89K
Average household income	\$114K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	98
Homes occupied	75%
Bachelor's or higher	22%
Poverty rate	9.5%
Unemployment	0.9%
Average temp	44°F
Annual precip	48 in
Sunshine	57%

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.