

Gorham 04038

ZIP code · ME · Maine · Cumberland County · Gorham

SELLER'S MARKET

\$630K

MEDIAN SALE PRICE

+14.2%

1-YR CHANGE

275

SALES (12 MO)

\$544K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100



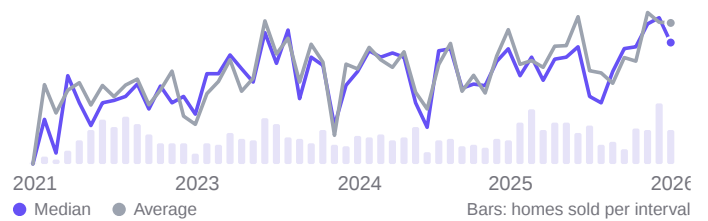
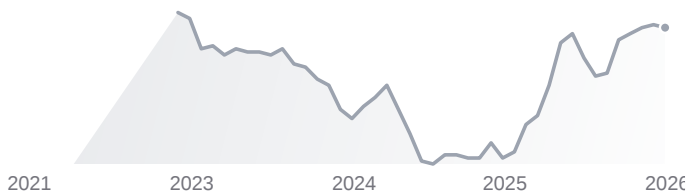
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$595K · Average \$642K

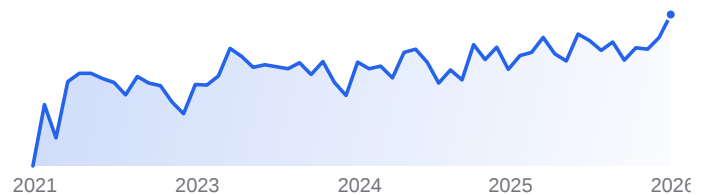
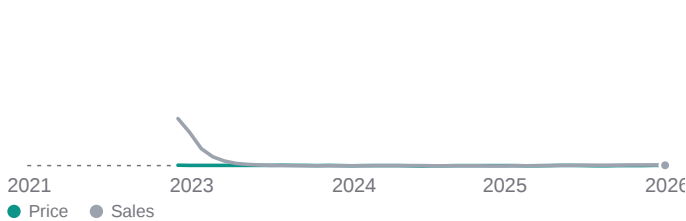


Growth (year over year)

Price +14.2% · Sales +26.1%

Price per square foot

\$383/ft²

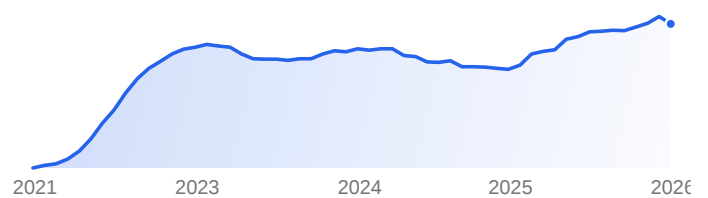


Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

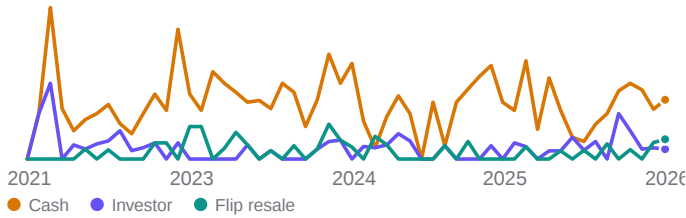
4.3%



BUYERS & OUTCOMES

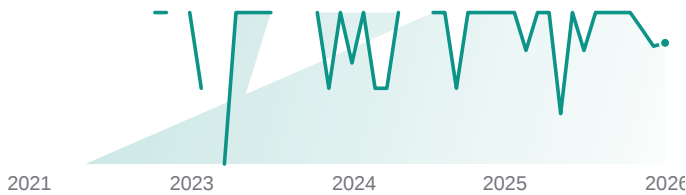
Buyer mix

Cash 26% · Investor 4.3% · Flip resale 8.7%



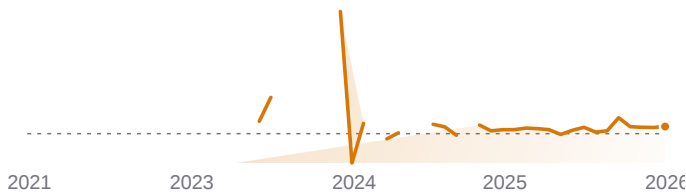
Sellers who sold at a gain

80%

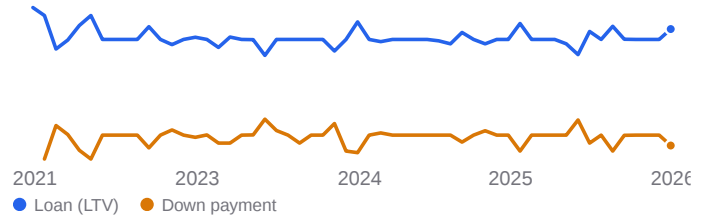


Median annualized return at resale

+6.7%

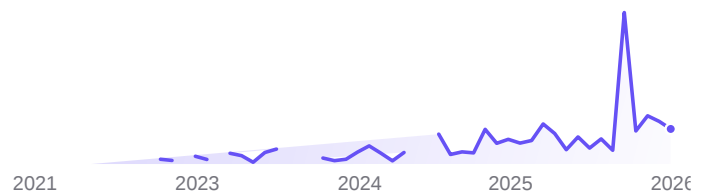


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



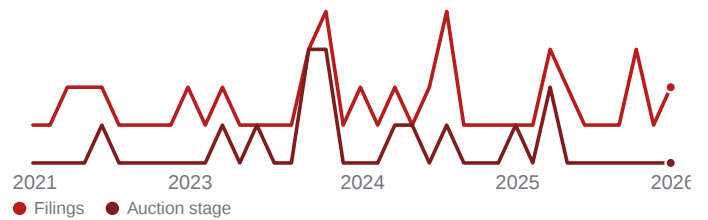
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,410
Median value (AVM)	\$544K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1992
Single family	79%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	78%
Company owned	7.0%
Median loan-to-value	45%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	19,203
Density	376 / mi²
Median household income	\$104K
Average household income	\$130K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	92
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	3.1%
Unemployment	0.9%
Average temp	45°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.