

Kennebunkport 04046

ZIP code · ME · Maine · York County · Kennebunkport

BUYER'S MARKET

\$770K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

143

SALES (12 MO)

\$814K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



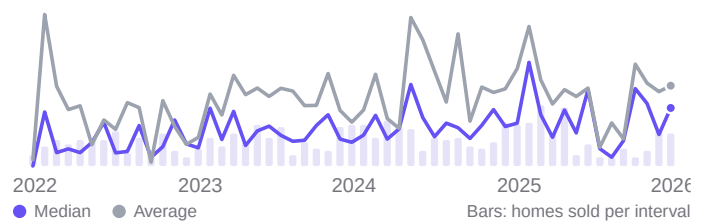
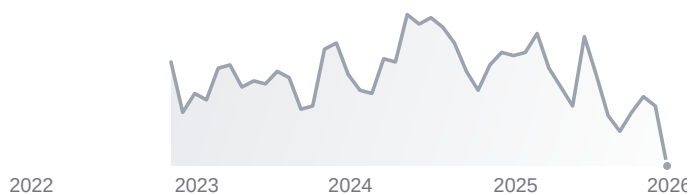
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$835K · Average \$1M

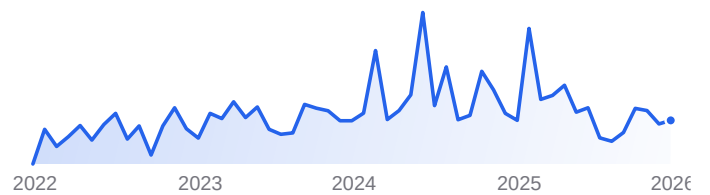
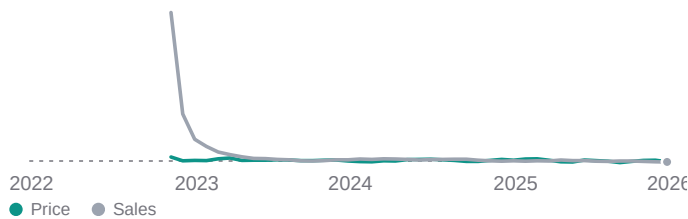


Growth (year over year)

Price -11.4% · Sales -14.4%

Price per square foot

\$350/ft²

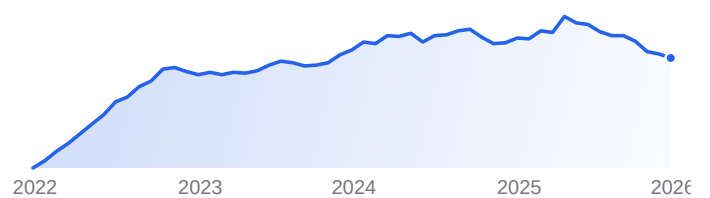
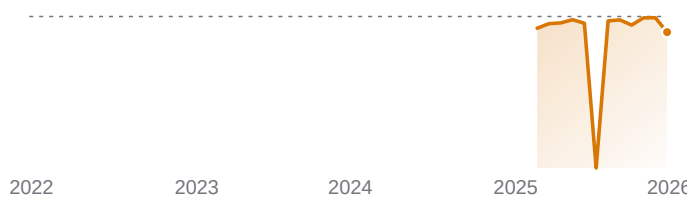


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

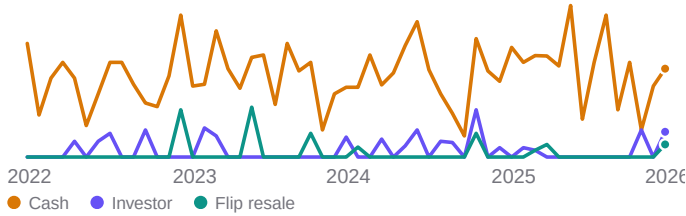
2.9%



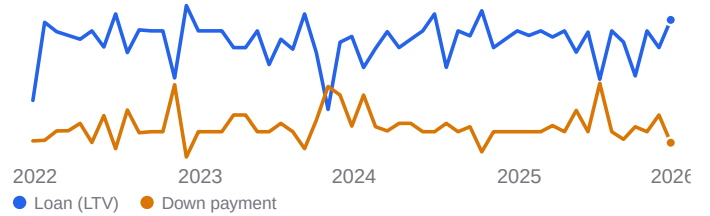
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 13% · Flip resale 6.7%

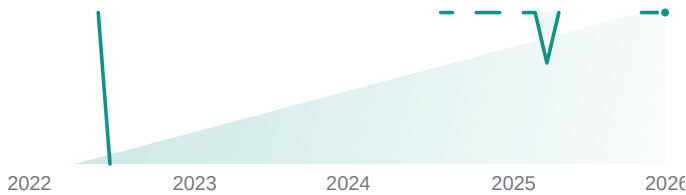


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



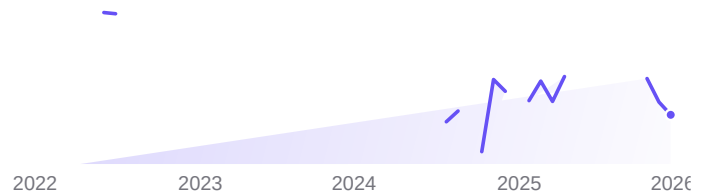
Sellers who sold at a gain

100%



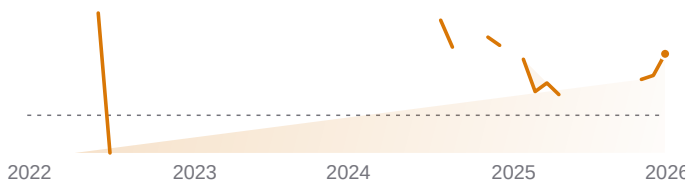
Typical hold before selling

1.7 yrs



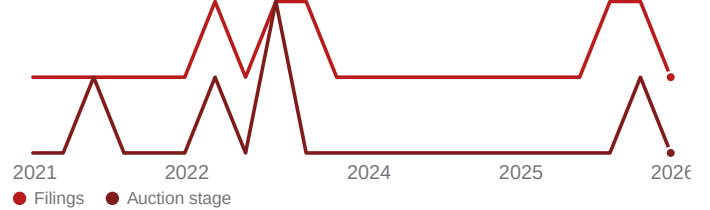
Median annualized return at resale

+9.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,947
Median value (AVM)	\$814K
Median size	1,822 ft²
Median bedrooms	3
Median year built	1989
Single family	78%
Condos	9.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.5%
Owner occupied	50%
Company owned	20%
Median loan-to-value	31%

Typical ownership tenure

18.2 yrs

COMMUNITY

Population	8,299
Density	175 / mi²
Median household income	\$89K
Average household income	\$119K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	96
Homes occupied	70%
Bachelor's or higher	27%
Poverty rate	5.5%
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.