

Naples 04055

ZIP code · ME · Maine · Cumberland County · Naples

SELLER'S MARKET

\$580K

MEDIAN SALE PRICE

+96.8%

1-YR CHANGE

58

SALES (12 MO)

\$403K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



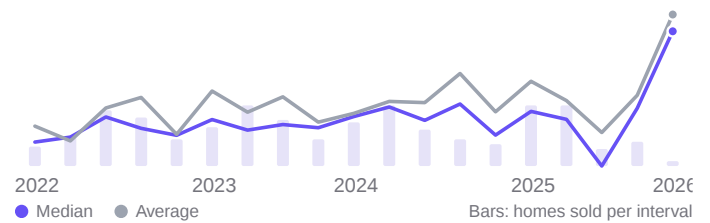
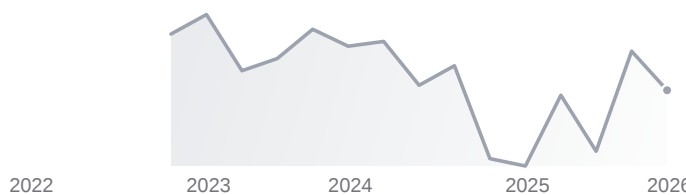
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$825K · Average \$910K

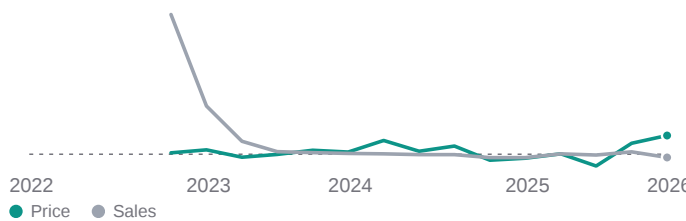


Growth (year over year)

Price +96.8% · Sales -17.1%

Price per square foot

\$873/ft²

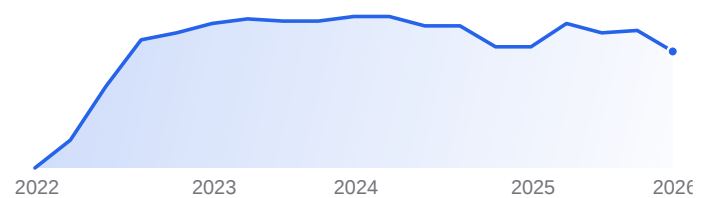
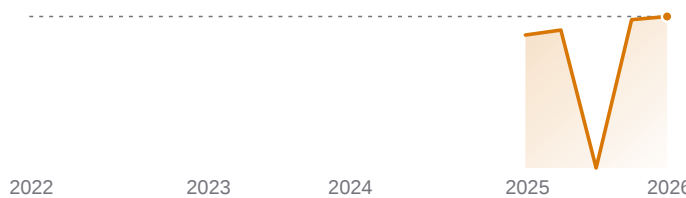


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

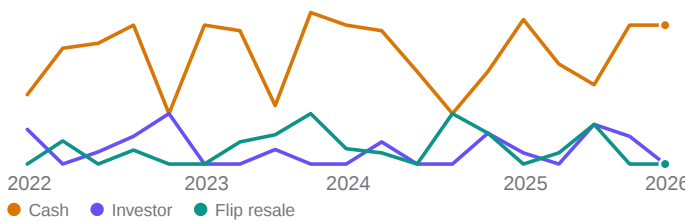
6.1%



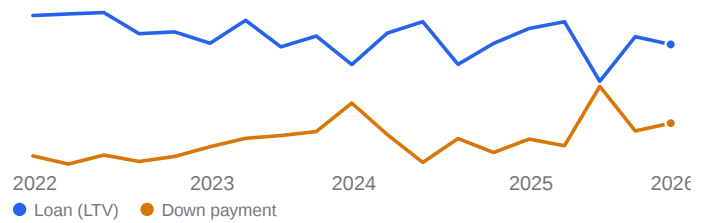
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

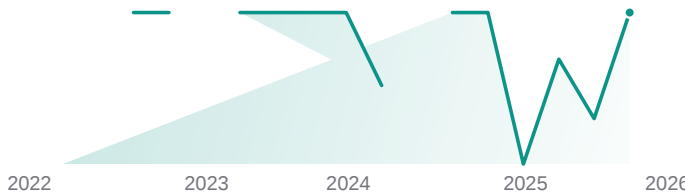


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



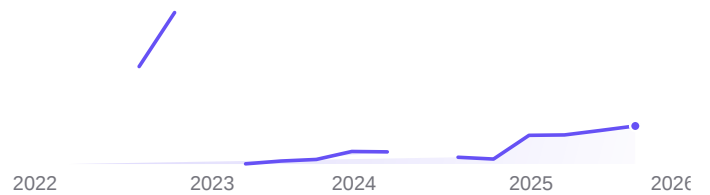
Sellers who sold at a gain

100%



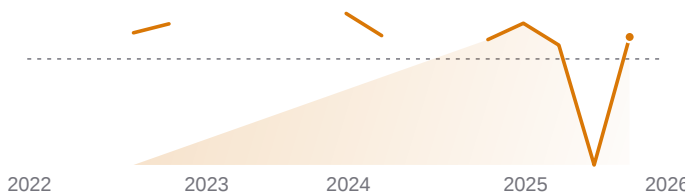
Typical hold before selling

2.9 yrs



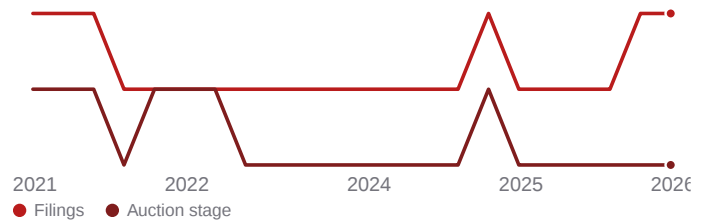
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	950
Median value (AVM)	\$403K
Median size	972 ft²
Median bedrooms	3
Median year built	1996
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.3%
Owner occupied	70%
Company owned	9.7%
Median loan-to-value	47%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	3,994
Density	108 / mi²
Median household income	\$74K
Average household income	\$97K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	91
Homes occupied	56%
Bachelor's or higher	21%
Poverty rate	4.9%
Unemployment	1.0%
Average temp	44°F
Annual precip	47 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.