

North Waterboro 04061

ZIP code · ME · Maine · York County

BALANCED MARKET

\$332K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

69

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

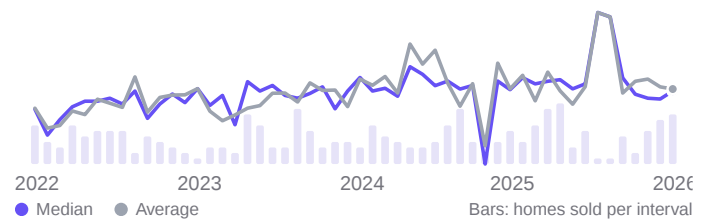
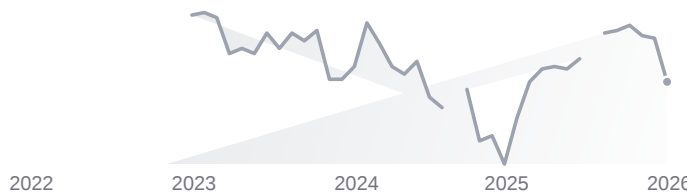
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$350K · Average \$357K

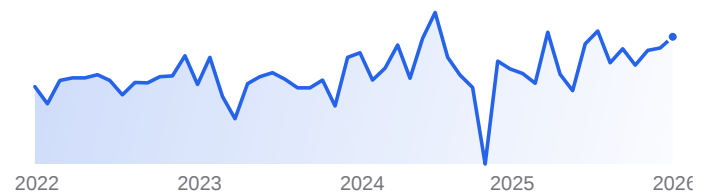
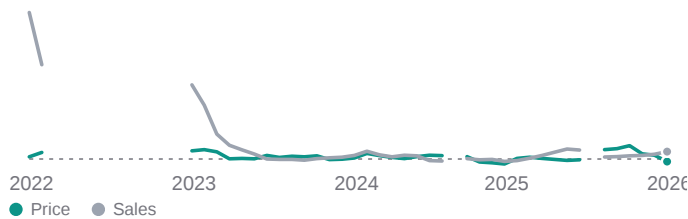


Growth (year over year)

Price -12.3% · Sales +35.3%

Price per square foot

\$362/ft²

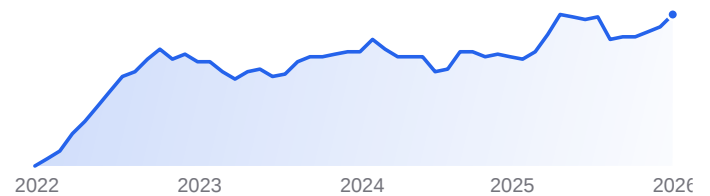


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

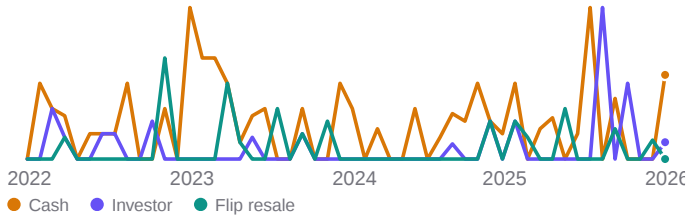
4.9%



BUYERS & OUTCOMES

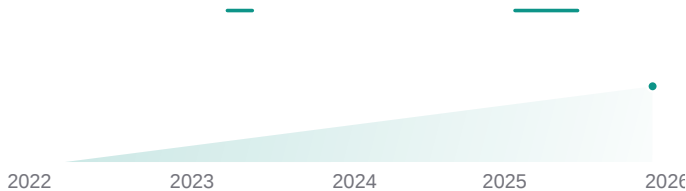
Buyer mix

Cash 56% · Investor 11% · Flip resale 0%



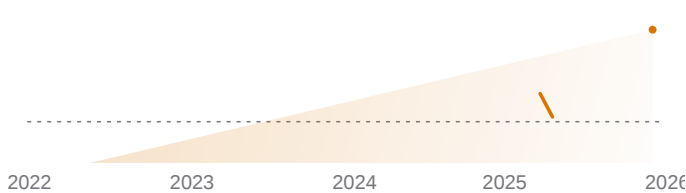
Sellers who sold at a gain

50%

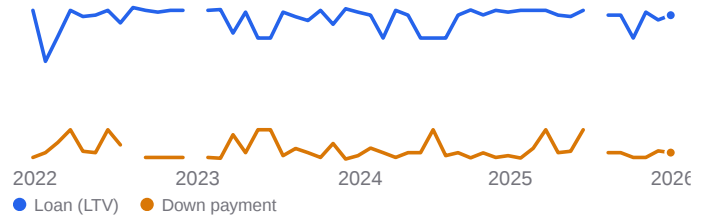


Median annualized return at resale

+30.0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



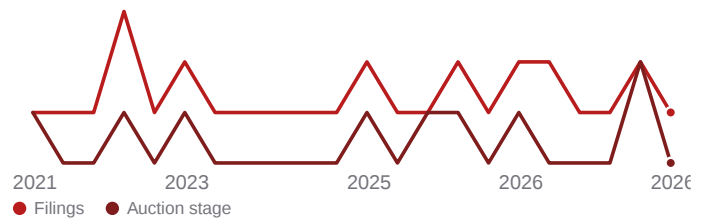
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,421
Median value (AVM)	\$385K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1993
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	4.7%
Median loan-to-value	48%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	3,522
Density	206 / mi²
Median household income	\$86K
Average household income	\$96K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	103
Homes occupied	86%
Bachelor's or higher	19%
Poverty rate	14.7%
Unemployment	1.1%
Average temp	44°F
Annual precip	48 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.