

Windham 04062

ZIP code · ME · Maine · Cumberland County

SELLER'S MARKET

\$527K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

304

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



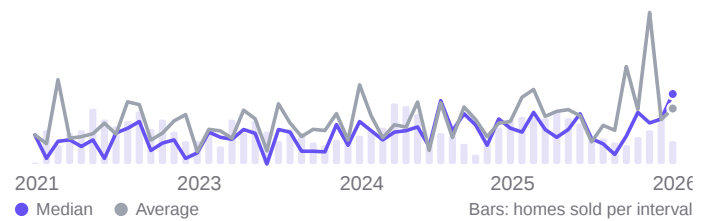
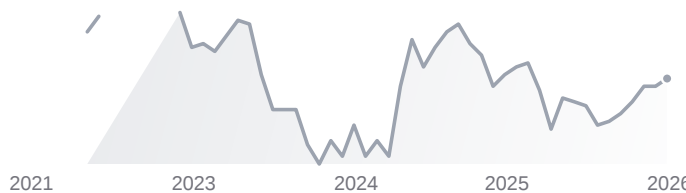
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$595K · Average \$540K

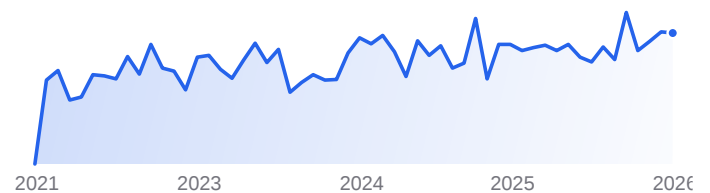
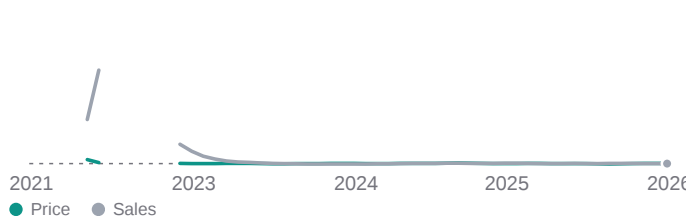


Growth (year over year)

Price +9.7% · Sales -0.3%

Price per square foot

\$346/ft²

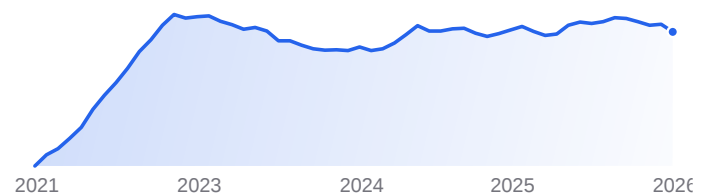


Sale premium vs estimated value

+2.1%

Annual turnover (share of homes sold)

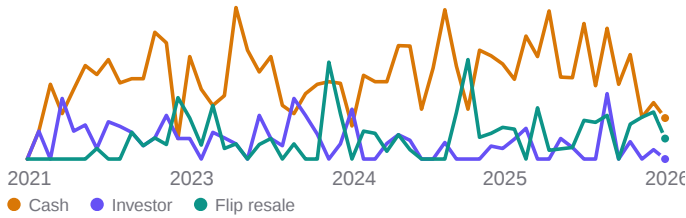
4.0%



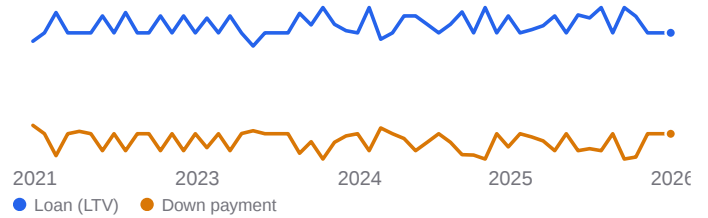
BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 0% · Flip resale 5.9%

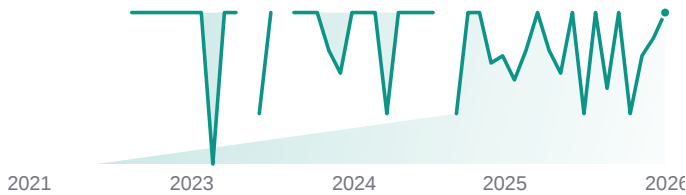


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



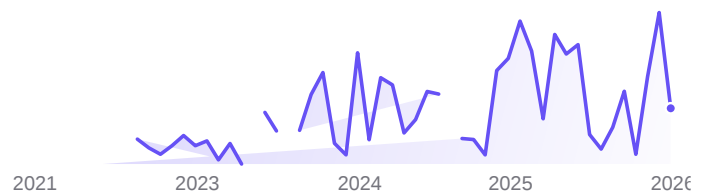
Sellers who sold at a gain

100%



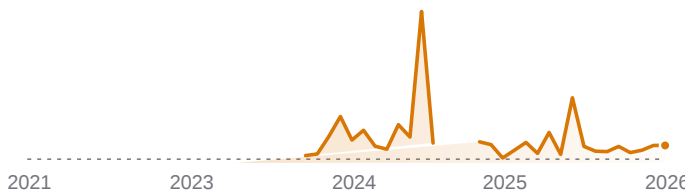
Typical hold before selling

1.2 yrs



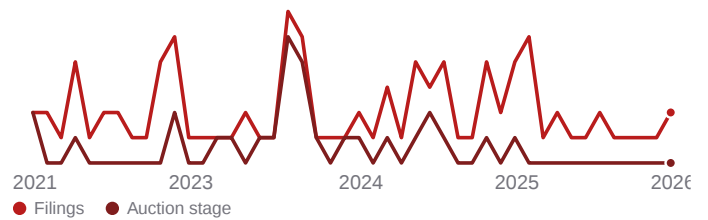
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,616
Median value (AVM)	\$482K
Median size	1,438 ft²
Median bedrooms	3
Median year built	1988
Single family	87%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	7.2%
Median loan-to-value	46%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	19,269
Density	383 / mi²
Median household income	\$102K
Average household income	\$123K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	89
Homes occupied	91%
Bachelor's or higher	31%
Poverty rate	3.8%
Unemployment	0.8%
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.