

Old Orchard Beach 04064

ZIP code · ME · Maine > York County > Old Orchard Beach

BALANCED MARKET

\$456K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

235

SALES (12 MO)

\$508K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



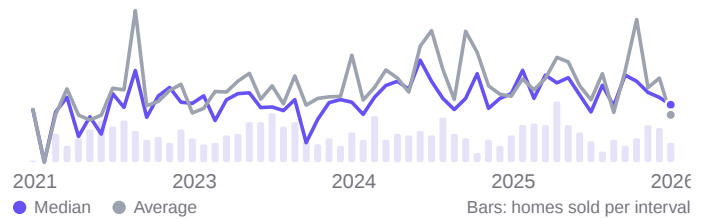
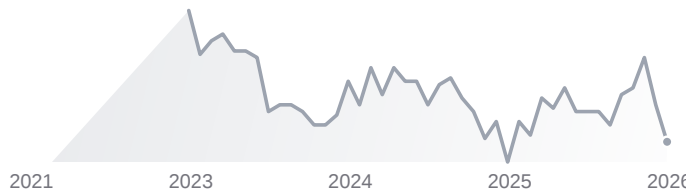
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$429K · Average \$388K

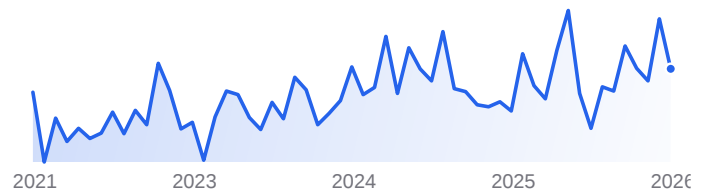
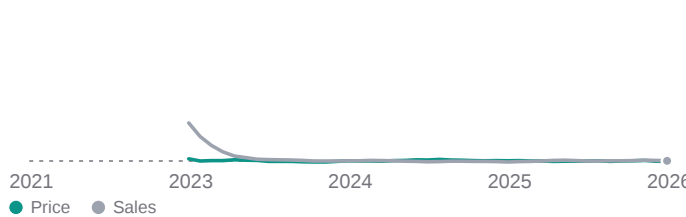


Growth (year over year)

Price -8.8% · Sales +5.4%

Price per square foot

\$385/ft²

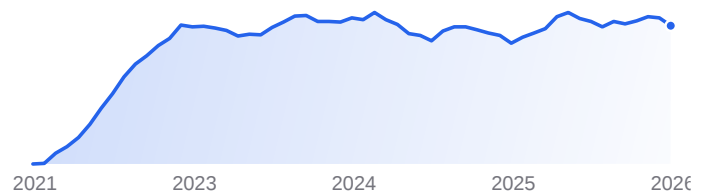
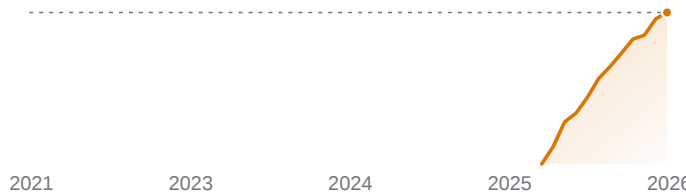


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

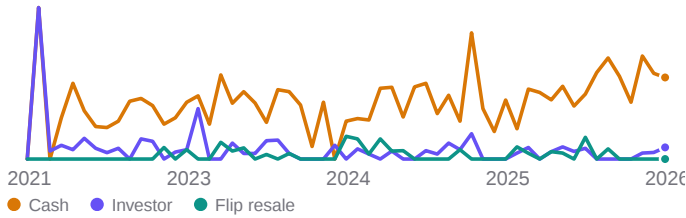
3.9%



BUYERS & OUTCOMES

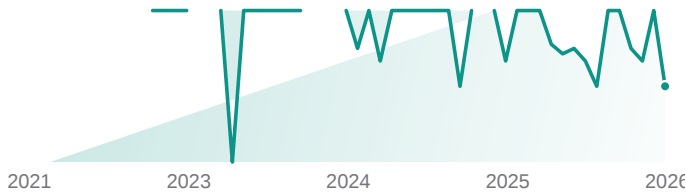
Buyer mix

Cash 54% · Investor 7.7% · Flip resale 0%



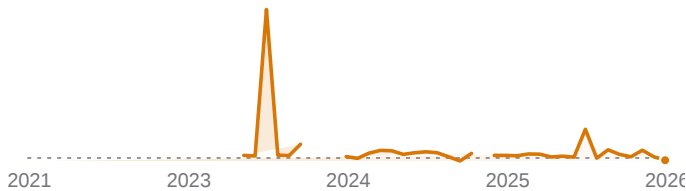
Sellers who sold at a gain

50%

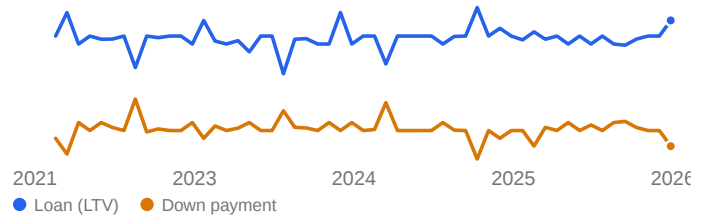


Median annualized return at resale

-4.7%

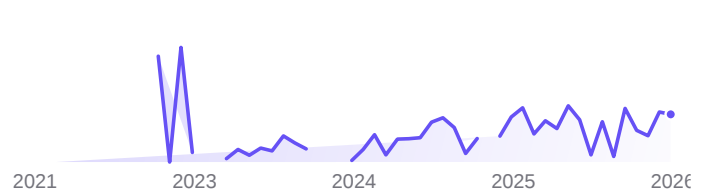


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



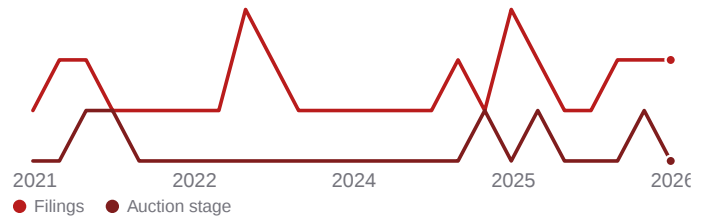
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,084
Median value (AVM)	\$508K
Median size	1,242 ft²
Median bedrooms	3
Median year built	1986
Single family	49%
Condos	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	47%
Company owned	13%
Median loan-to-value	35%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	9,426
Density	1,159 / mi²
Median household income	\$66K
Average household income	\$85K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	89
Homes occupied	69%
Bachelor's or higher	26%
Poverty rate	13.3%
Unemployment	0.9%
Average temp	47°F
Annual precip	46 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.