

Orrs Island 04066

ZIP code · ME · Maine · Cumberland County

BALANCED MARKET

\$588K

MEDIAN SALE PRICE

-36.1%

1-YR CHANGE

12

SALES (12 MO)

\$781K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



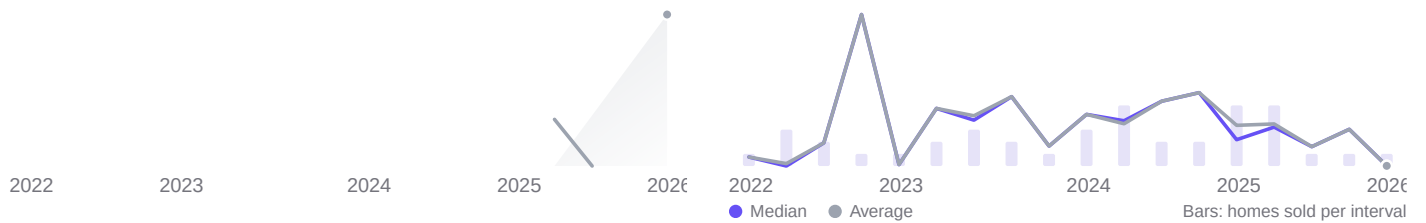
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$380K · Average \$380K

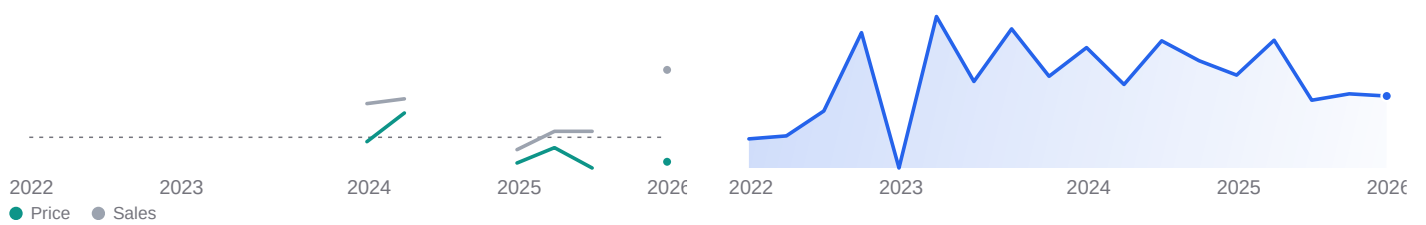


Growth (year over year)

Price -36.1% · Sales +100.0%

Price per square foot

\$393/ft²

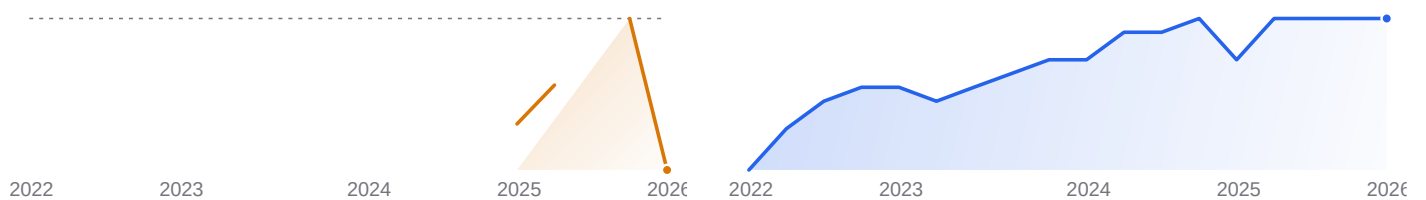


Sale premium vs estimated value

-5.0%

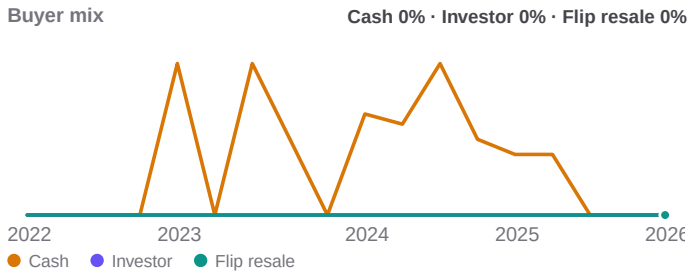
Annual turnover (share of homes sold)

2.7%



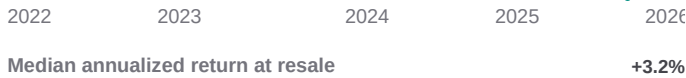
BUYERS & OUTCOMES

Buyer mix



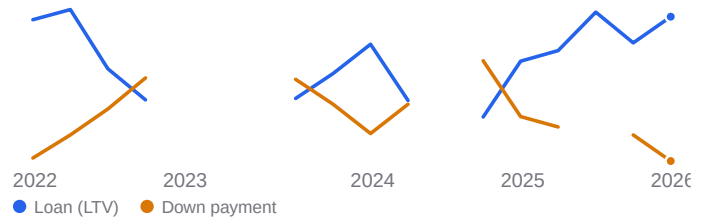
Sellers who sold at a gain

100%



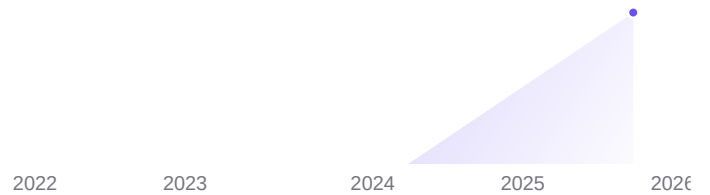
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

2.5 yrs



HOUSING STOCK

Homes	443
Median value (AVM)	\$781K
Median size	1,697 ft²
Median bedrooms	3
Median year built	1975
Single family	88%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.2%
Owner occupied	52%
Company owned	24%
Median loan-to-value	25%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	893
Density	39 / mi²
Median household income	\$92K
Average household income	\$115K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	76
Homes occupied	48%
Bachelor's or higher	11%
Poverty rate	4.4%
Unemployment	0.7%
Average temp	46°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.