

Raymond 04071

ZIP code · ME · Maine · Cumberland County

BUYER'S MARKET

\$481K

MEDIAN SALE PRICE

-18.7%

1-YR CHANGE

97

SALES (12 MO)

\$542K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



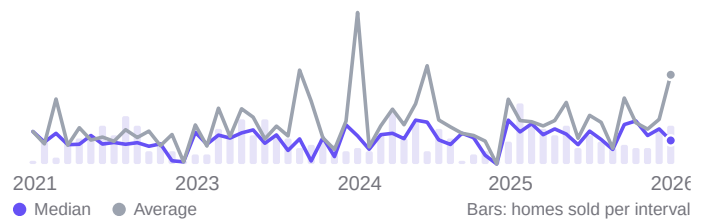
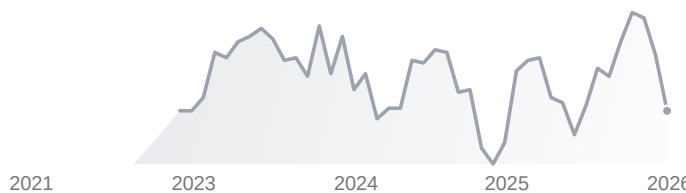
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$418K · Average \$1.2M

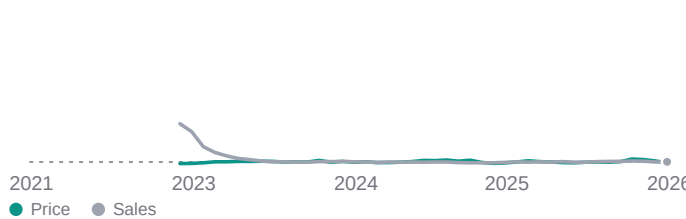


Growth (year over year)

Price -18.7% · Sales +6.6%

Price per square foot

\$694/ft²

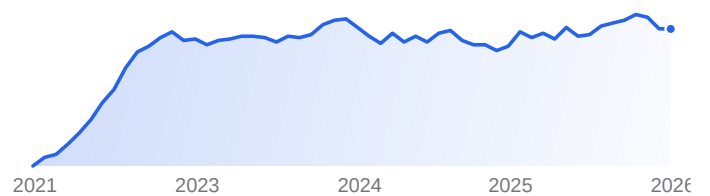


Sale premium vs estimated value

+17.7%

Annual turnover (share of homes sold)

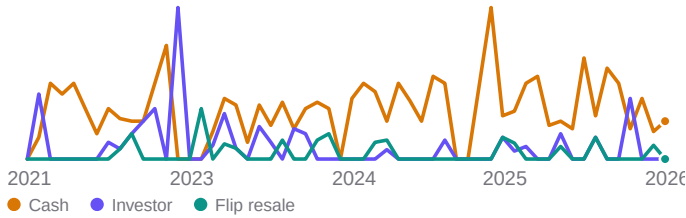
3.1%



BUYERS & OUTCOMES

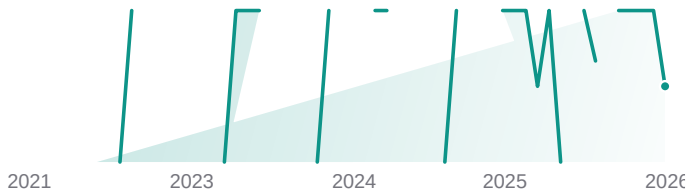
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



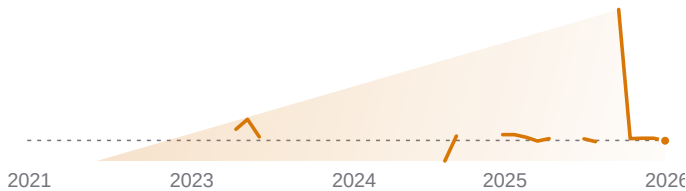
Sellers who sold at a gain

50%

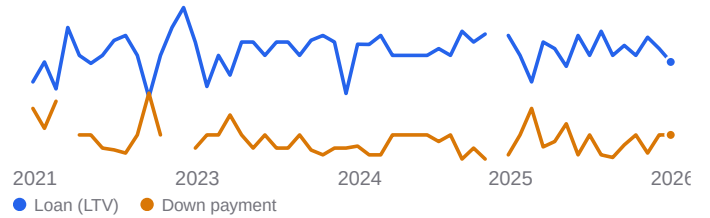


Median annualized return at resale

-0.7%

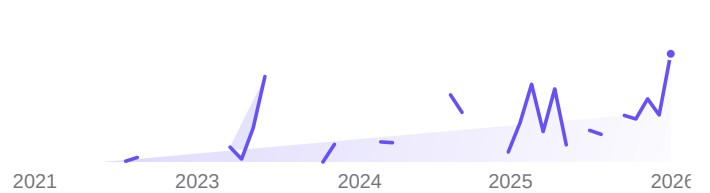


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



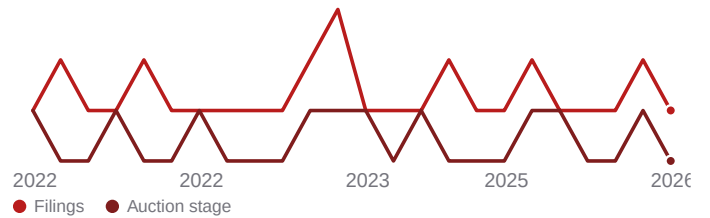
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,086
Median value (AVM)	\$542K
Median size	1,449 ft²
Median bedrooms	3
Median year built	1984
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.0%
Owner occupied	51%
Company owned	13%
Median loan-to-value	39%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	5,140
Density	106 / mi²
Median household income	\$86K
Average household income	\$110K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	92
Homes occupied	65%
Bachelor's or higher	27%
Poverty rate	4.0%
Unemployment	0.8%
Average temp	44°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.