

Saco 04072

ZIP code · ME · Maine > York County > Saco

BALANCED MARKET

\$473K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

307

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



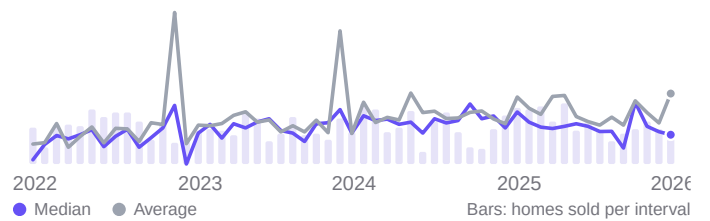
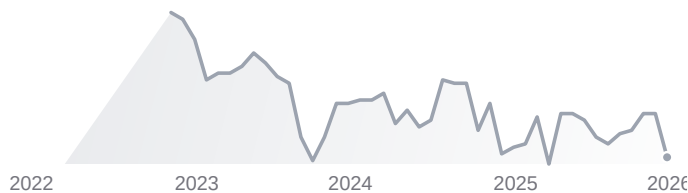
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$450K · Average \$696K

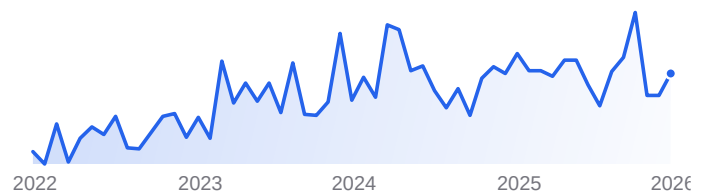
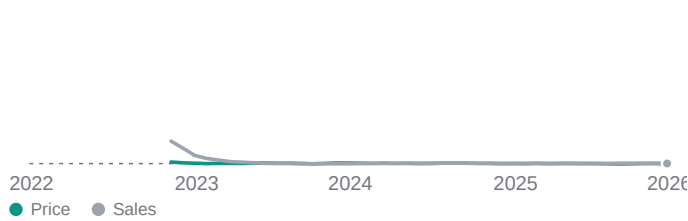


Growth (year over year)

Price -11.4% · Sales +2.7%

Price per square foot

\$326/ft²

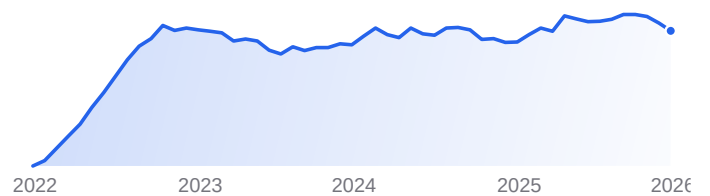
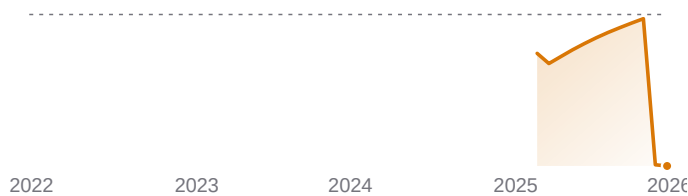


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

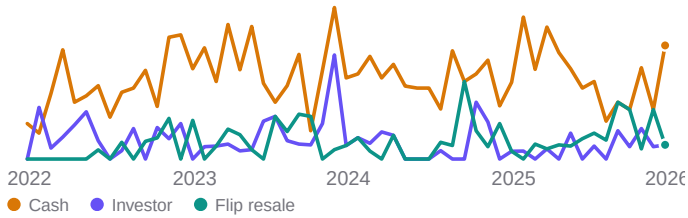
4.0%



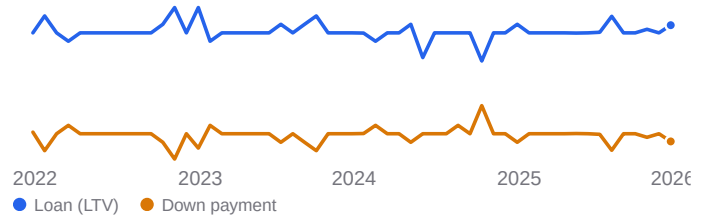
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 5.0% · Flip resale 5.0%

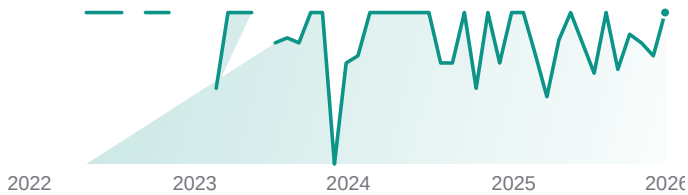


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



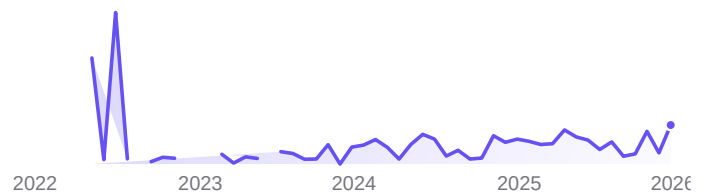
Sellers who sold at a gain

100%



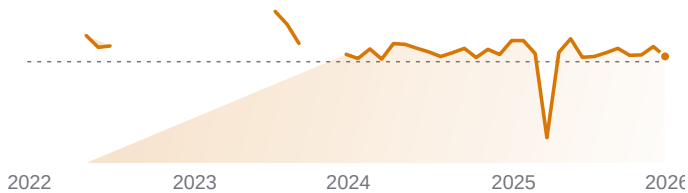
Typical hold before selling

2.9 yrs



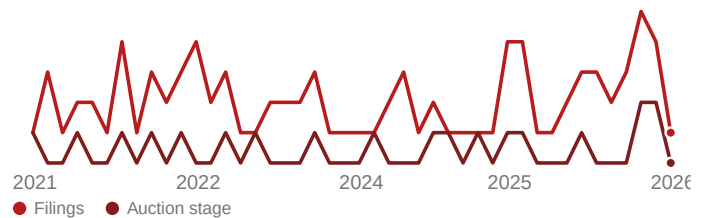
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,723
Median value (AVM)	\$534K
Median size	1,612 ft²
Median bedrooms	3
Median year built	1985
Single family	68%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	71%
Company owned	11%
Median loan-to-value	42%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	20,950
Density	510 / mi ²
Median household income	\$84K
Average household income	\$109K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	93
Homes occupied	91%
Bachelor's or higher	26%
Poverty rate	8.8%
Unemployment	1.0%
Average temp	47°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.