

Sanford 04073

ZIP code · ME · Maine > York County > Sanford

SELLER'S MARKET

\$377K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

228

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

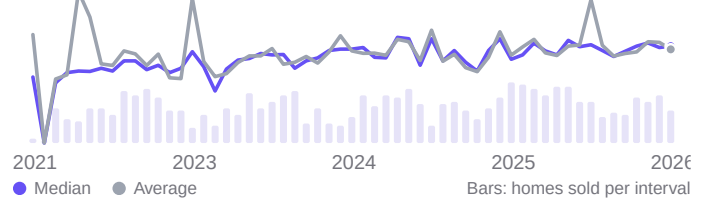
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$375K · Average \$364K

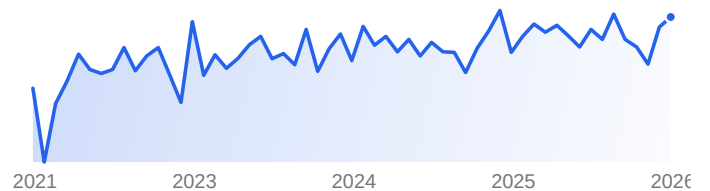
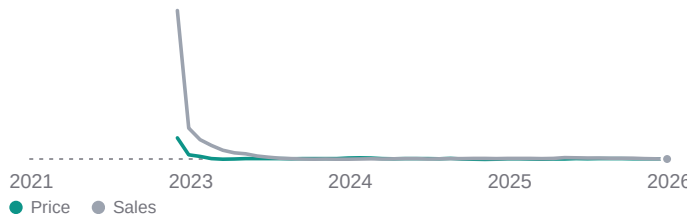


Growth (year over year)

Price +6.7% · Sales -1.3%

Price per square foot

\$291/ft²

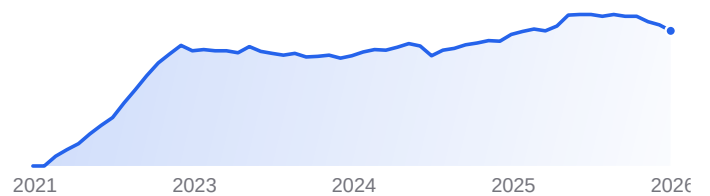


Sale premium vs estimated value

+1.6%

Annual turnover (share of homes sold)

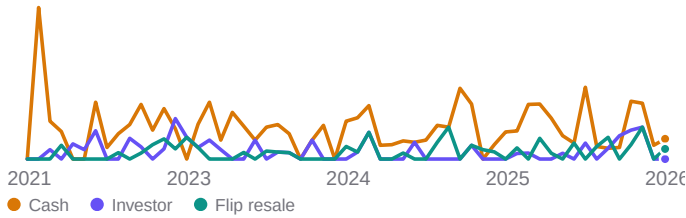
3.9%



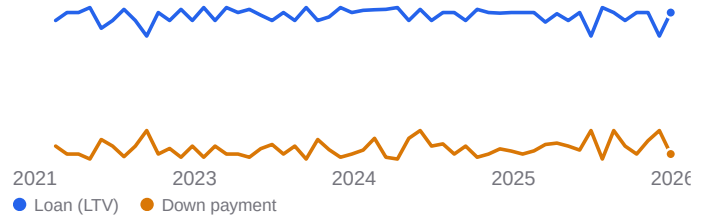
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 6.7%

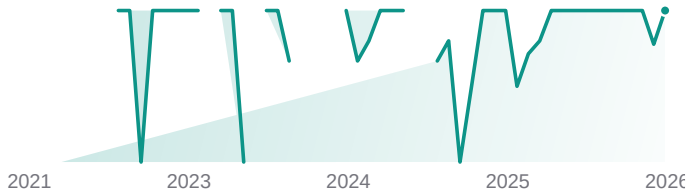


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



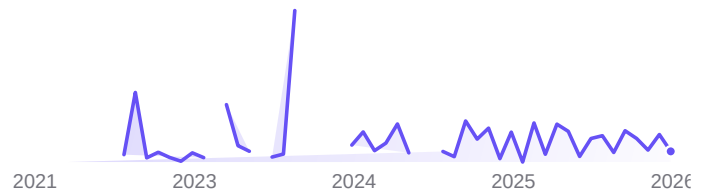
Sellers who sold at a gain

100%



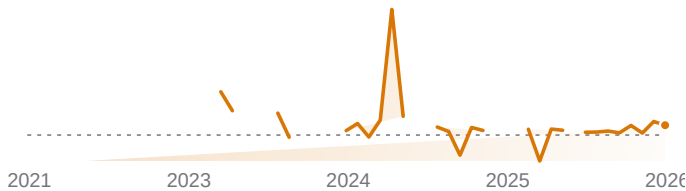
Typical hold before selling

0.8 yrs



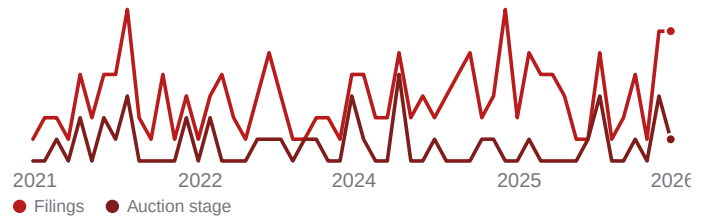
Median annualized return at resale

+12.5%



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	5,918
Median value (AVM)	\$379K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1973
Single family	78%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	11%
Median loan-to-value	46%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	18,822
Density	495 / mi²
Median household income	\$73K
Average household income	\$84K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	97
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	11.1%
Unemployment	0.8%
Average temp	46°F
Annual precip	48 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.