

Scarborough 04074

ZIP code · ME · Maine · Cumberland County

BALANCED MARKET

\$779K

MEDIAN SALE PRICE

+13.2%

1-YR CHANGE

303

SALES (12 MO)

\$742K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



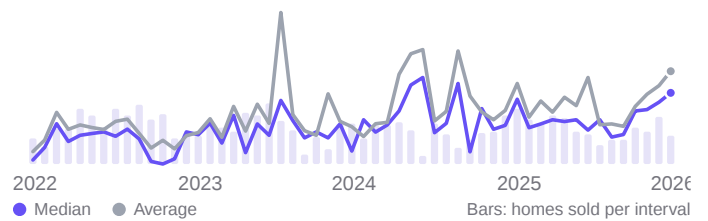
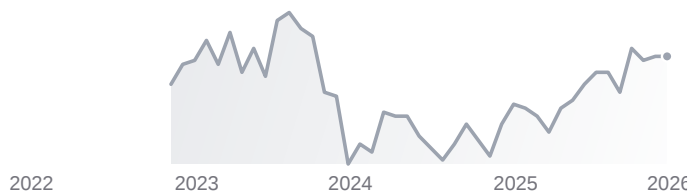
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$829K · Average \$954K

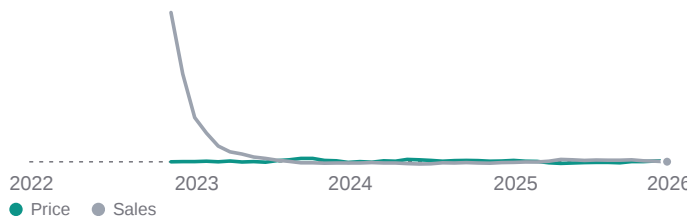


Growth (year over year)

Price +13.2% · Sales +0.7%

Price per square foot

\$472/ft²

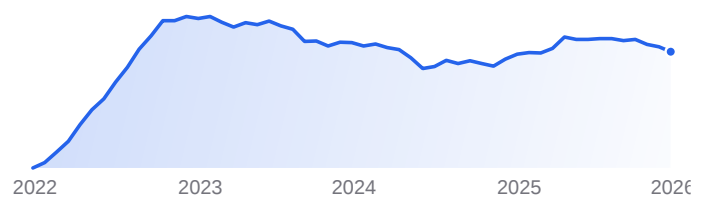


Sale premium vs estimated value

+4.8%

Annual turnover (share of homes sold)

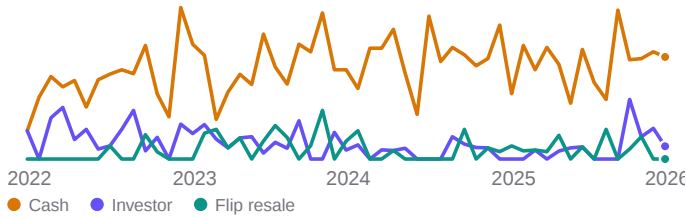
3.5%



BUYERS & OUTCOMES

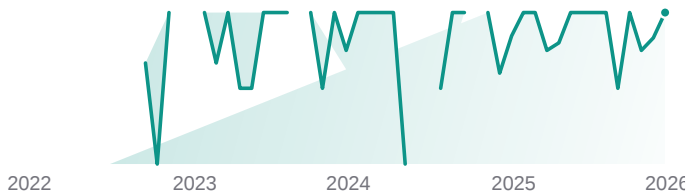
Buyer mix

Cash 38% · Investor 4.8% · Flip resale 0%



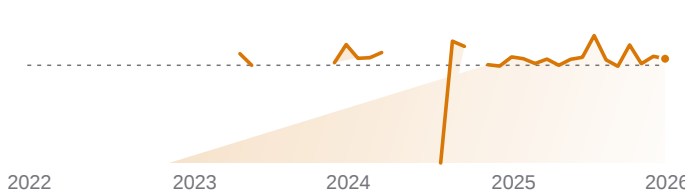
Sellers who sold at a gain

100%

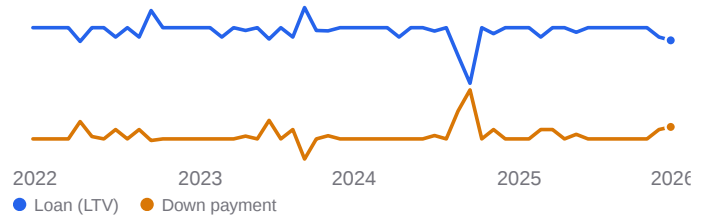


Median annualized return at resale

+4.6%

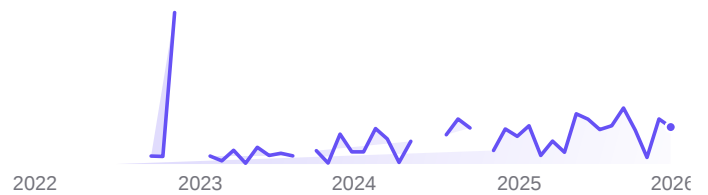


Financing (share of purchase price) Loan (LTV) 73% · Down payment 26%



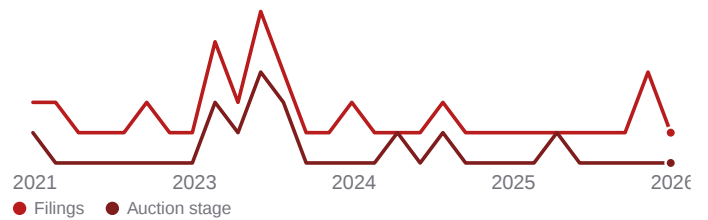
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,780
Median value (AVM)	\$742K
Median size	1,811 ft²
Median bedrooms	3
Median year built	1990
Single family	81%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.8%
Owner occupied	74%
Company owned	13%
Median loan-to-value	39%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	23,056
Density	437 / mi²
Median household income	\$120K
Average household income	\$151K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	86
Homes occupied	89%
Bachelor's or higher	35%
Poverty rate	3.3%
Unemployment	0.8%
Average temp	46°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.