

Shapleigh 04076

ZIP code · ME · Maine · York County

SELLER'S MARKET

\$450K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

53

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



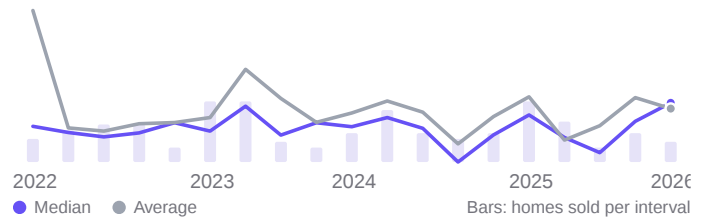
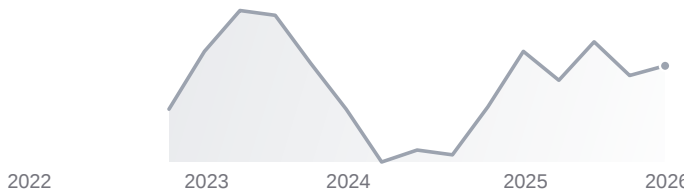
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$489K · Average \$461K

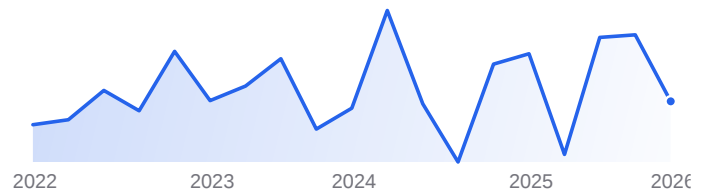
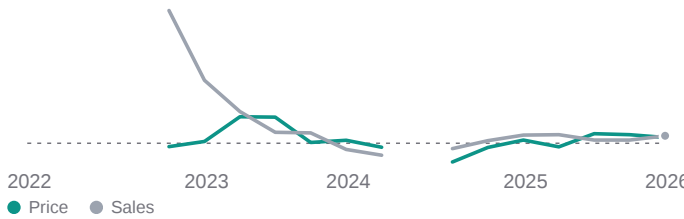


Growth (year over year)

Price +15.8% · Sales +20.5%

Price per square foot

\$401/ft²

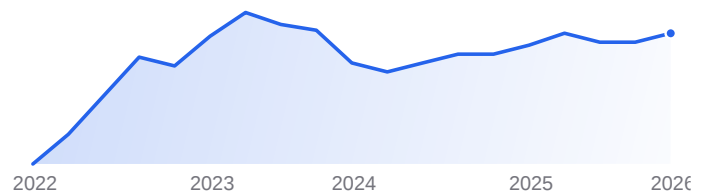
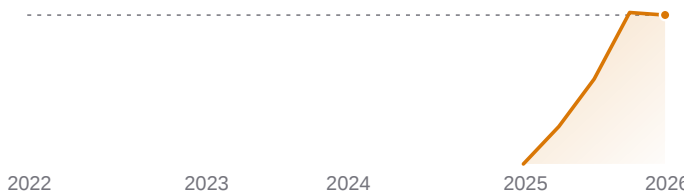


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

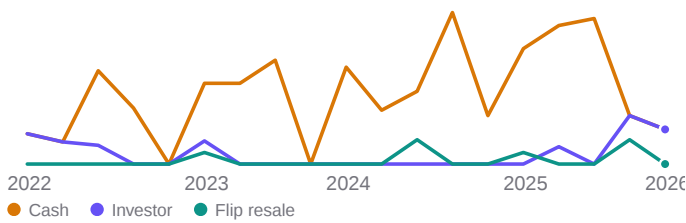
4.7%



BUYERS & OUTCOMES

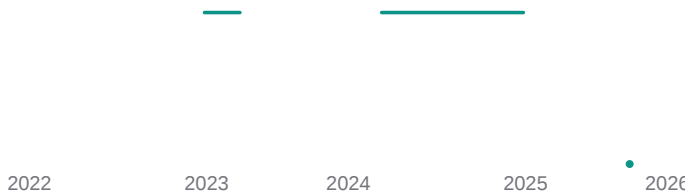
Buyer mix

Cash 14% · Investor 14% · Flip resale 0%



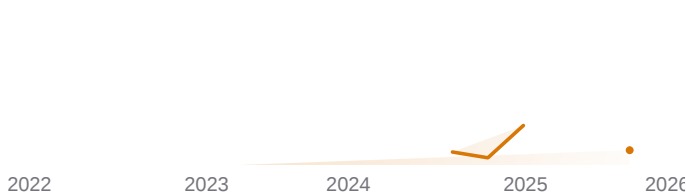
Sellers who sold at a gain

70%

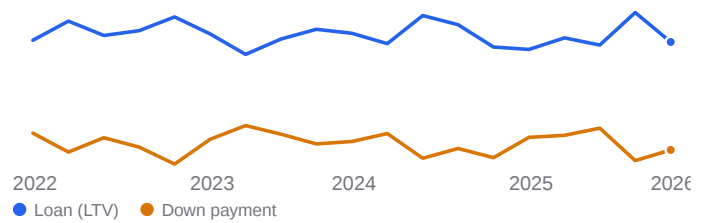


Median annualized return at resale

+7.3%

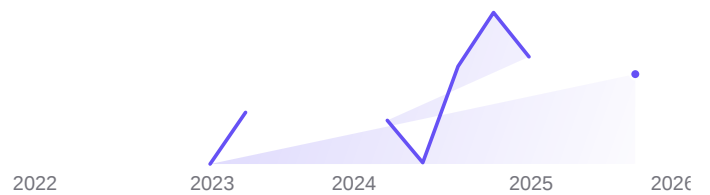


Financing (share of purchase price) Loan (LTV) 78% · Down payment 10%



Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,138
Median value (AVM)	\$398K
Median size	960 ft²
Median bedrooms	3
Median year built	1988
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.2%
Owner occupied	77%
Company owned	11%
Median loan-to-value	48%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	3,240
Density	76 / mi²
Median household income	\$88K
Average household income	\$94K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	103
Homes occupied	62%
Bachelor's or higher	17%
Poverty rate	9.0%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.