

Standish 04084

ZIP code · ME · Maine · Cumberland County · Standish

BALANCED MARKET

\$509K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

139

SALES (12 MO)

\$479K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



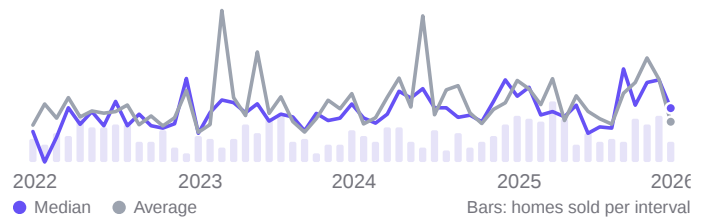
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$439K · Average \$385K

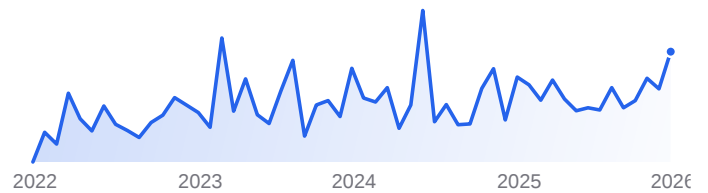
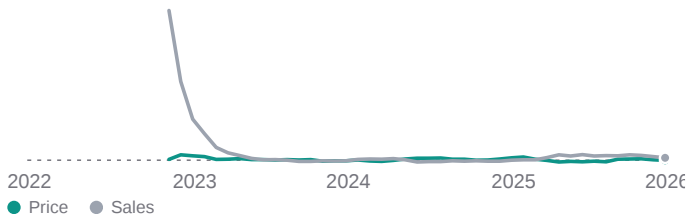


Growth (year over year)

Price -1.8% · Sales +21.9%

Price per square foot

\$402/ft²

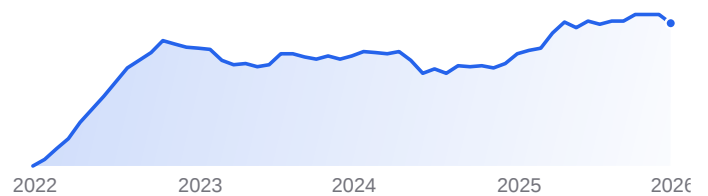


Sale premium vs estimated value

+12.9%

Annual turnover (share of homes sold)

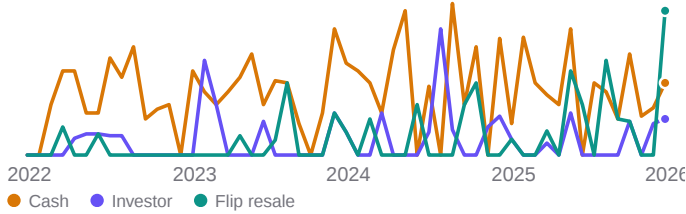
3.5%



BUYERS & OUTCOMES

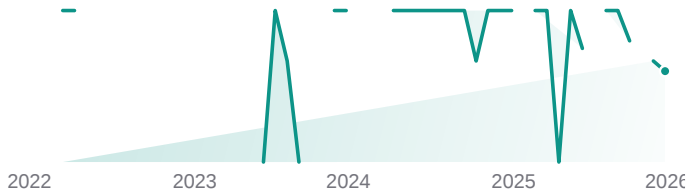
Buyer mix

Cash 29% · Investor 14% · Flip resale 57%



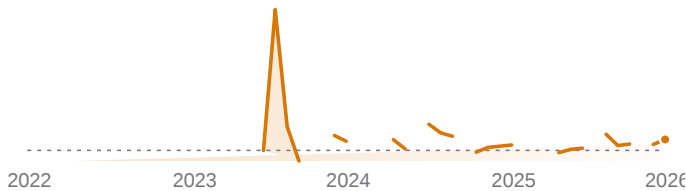
Sellers who sold at a gain

60%

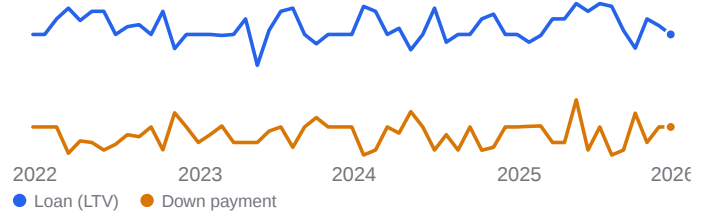


Median annualized return at resale

+9.0%

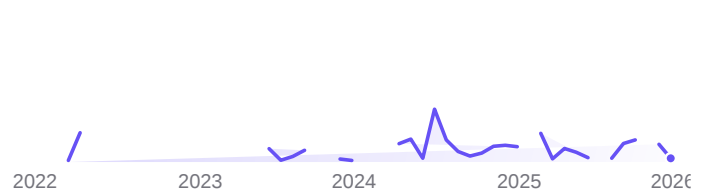


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



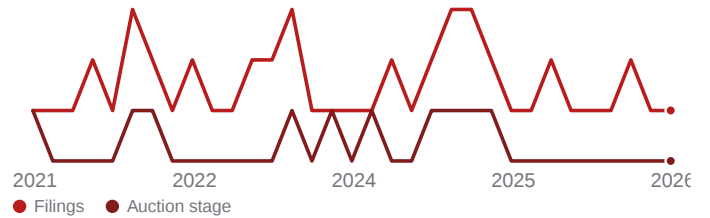
Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,963
Median value (AVM)	\$479K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1985
Single family	84%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	9.6%
Median loan-to-value	42%

Typical ownership tenure

20.3 yrs

COMMUNITY

Population	8,727
Density	128 / mi ²
Median household income	\$97K
Average household income	\$108K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	91
Homes occupied	73%
Bachelor's or higher	24%
Poverty rate	3.6%
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.