

Waterboro 04087

ZIP code · ME · Maine · York County

SELLER'S MARKET

\$405K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

45

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

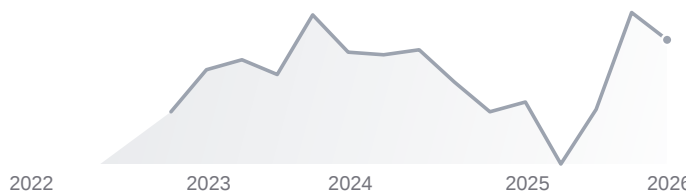
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

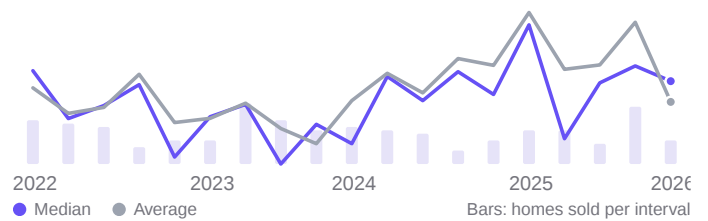
Market temperature (0-100)

64 / 100



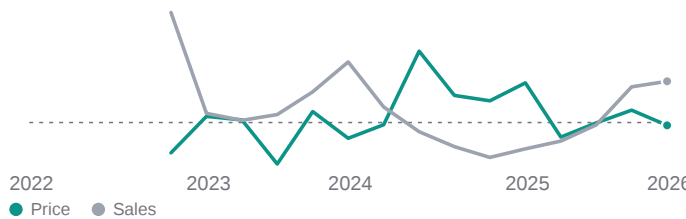
Sale prices

Median \$360K · Average \$321K



Growth (year over year)

Price -3.4% · Sales +50.0%



Price per square foot

\$256/ft²



Sale premium vs estimated value

+7.8%



Annual turnover (share of homes sold)

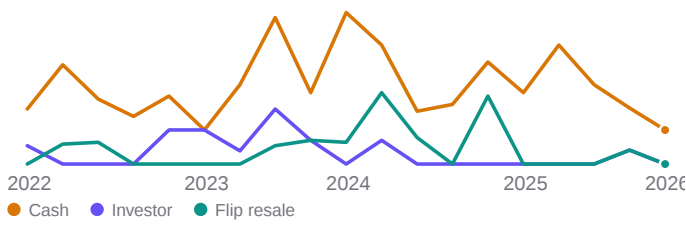
3.3%



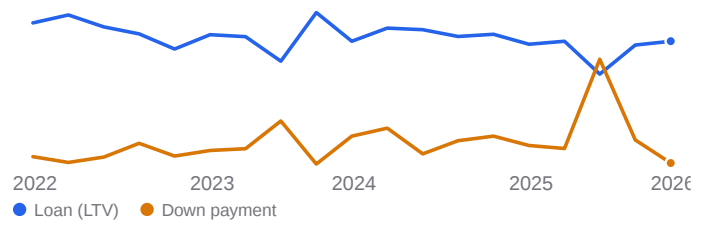
BUYERS & OUTCOMES

Buyer mix

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

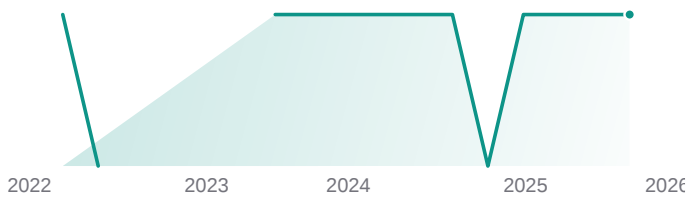


Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



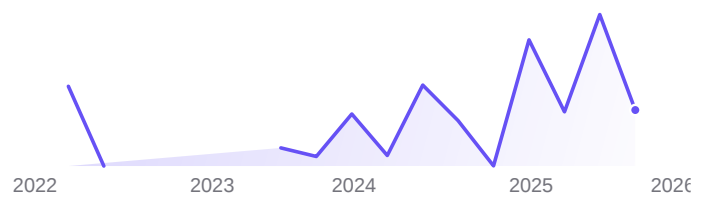
Sellers who sold at a gain

100%



Typical hold before selling

1.5 yrs



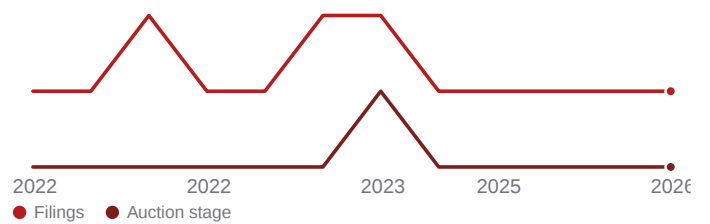
Median annualized return at resale

+72.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,357
Median value (AVM)	\$432K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1992
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.1%
Owner occupied	47%
Company owned	11%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,309
Density	118 / mi²
Median household income	\$94K
Average household income	\$96K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	101
Homes occupied	78%
Bachelor's or higher	24%
Poverty rate	12.0%
Unemployment	0.9%
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.