

West Baldwin 04091

ZIP code · ME · Maine · Cumberland County

BALANCED MARKET

\$367K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

15

SALES (12 MO)

\$348K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

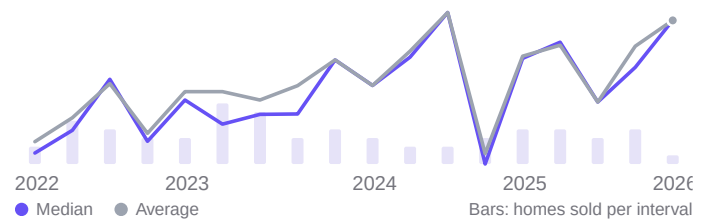
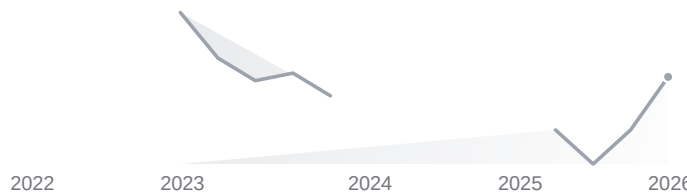
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$482K · Average \$482K

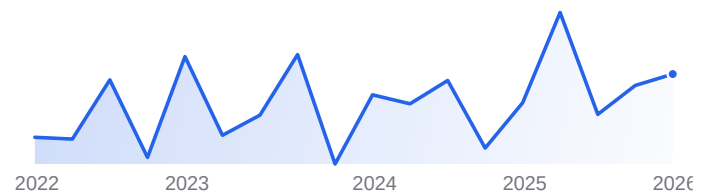
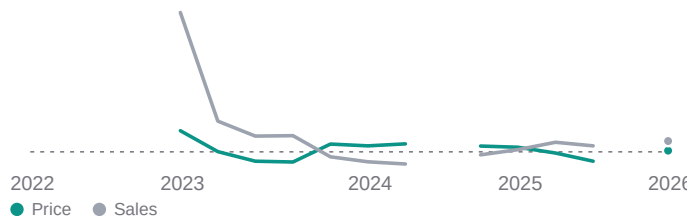


Growth (year over year)

Price +5.2% · Sales +50.0%

Price per square foot

\$226/ft²

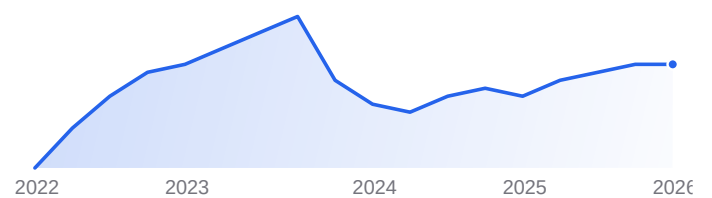


Sale premium vs estimated value

+4.8%

Annual turnover (share of homes sold)

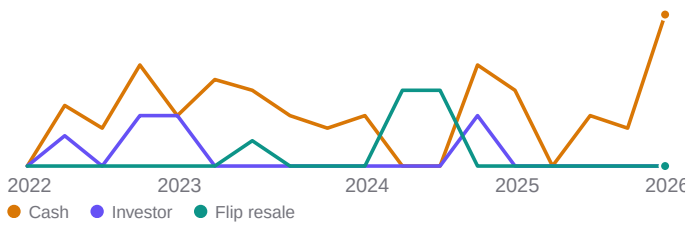
3.4%



BUYERS & OUTCOMES

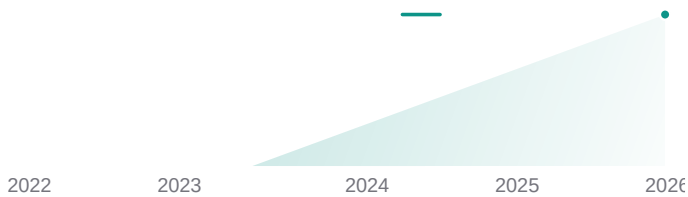
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



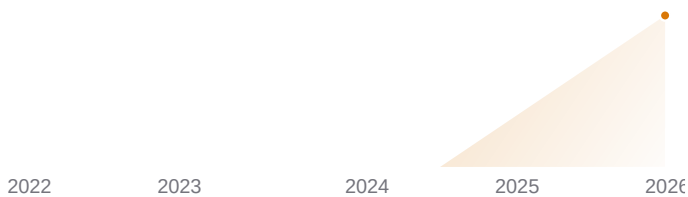
Sellers who sold at a gain

100%

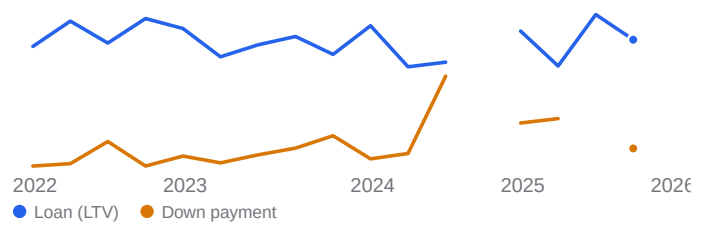


Median annualized return at resale

+6.9%

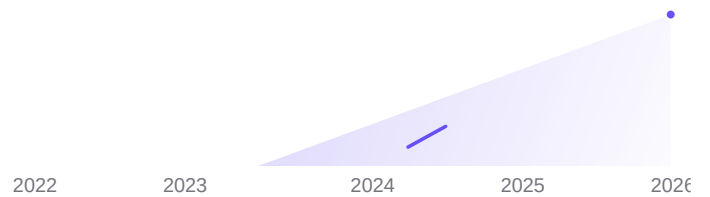


Financing (share of purchase price) Loan (LTV) 84% · Down payment 13%



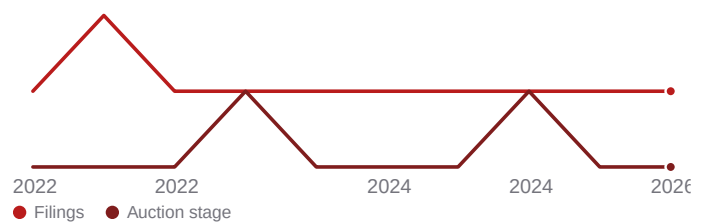
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	443
Median value (AVM)	\$348K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1985
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	63%
Company owned	7.2%
Median loan-to-value	44%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	858
Density	42 / mi²
Median household income	\$71K
Average household income	\$80K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	101
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	9.6%
Unemployment	0.8%
Average temp	43°F
Annual precip	48 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.