

Westbrook 04092

ZIP code · ME · Maine · Cumberland County · Westbrook

SELLER'S MARKET

\$478K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

248

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

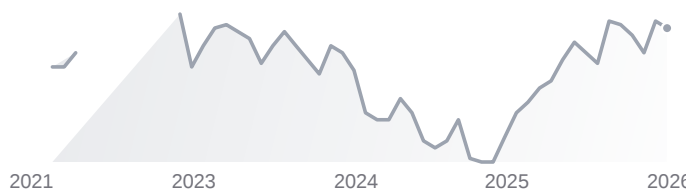
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

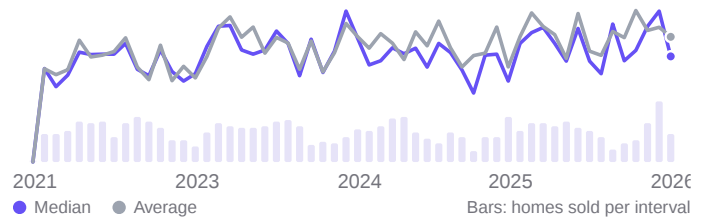
Market temperature (0–100)

66 / 100



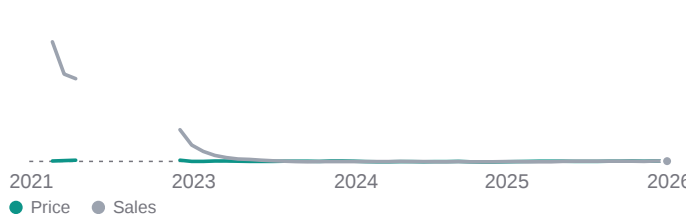
Sale prices

Median \$420K · Average \$465K



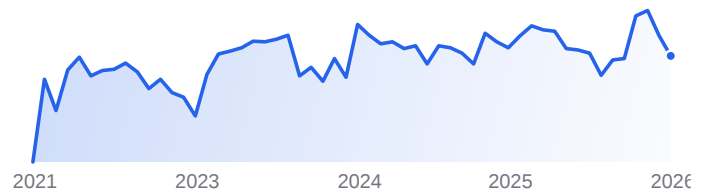
Growth (year over year)

Price +11.5% · Sales +11.2%



Price per square foot

\$310/ft²



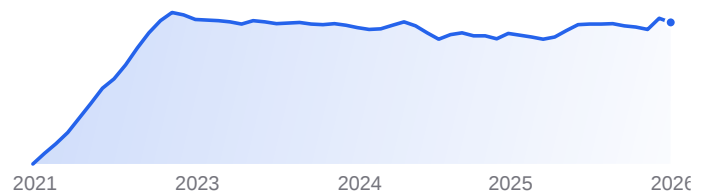
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

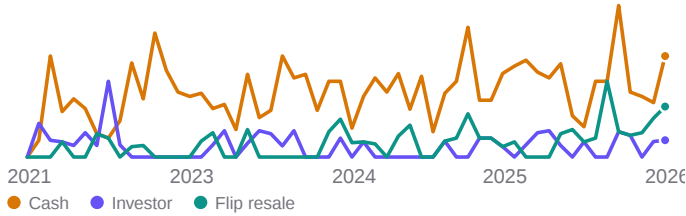
4.1%



BUYERS & OUTCOMES

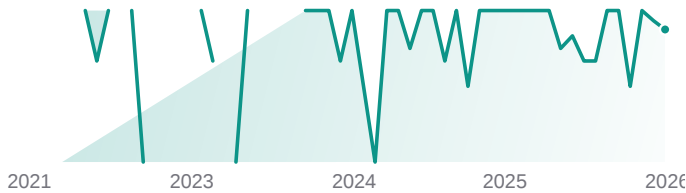
Buyer mix

Cash 33% · Investor 5.6% · Flip resale 17%



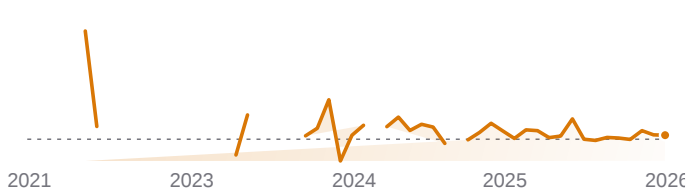
Sellers who sold at a gain

88%

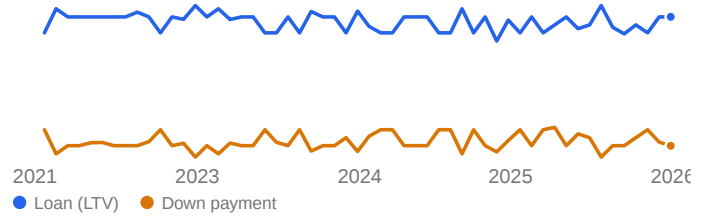


Median annualized return at resale

+2.9%

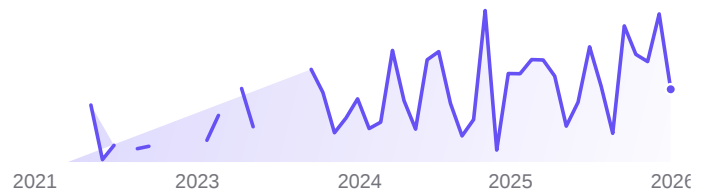


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



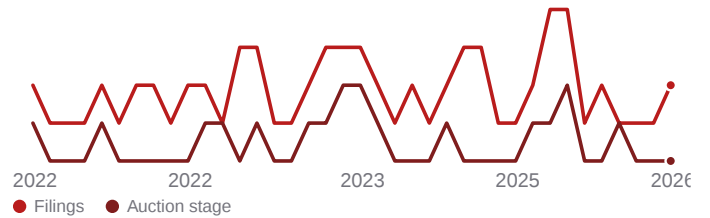
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,119
Median value (AVM)	\$439K
Median size	1,356 ft²
Median bedrooms	3
Median year built	1969
Single family	68%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	7.4%
Median loan-to-value	47%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	21,171
Density	1,218 / mi²
Median household income	\$85K
Average household income	\$98K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	87
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	46°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.