

# West Newfield 04095

ZIP code · ME · Maine · York County

STRONG SELLER'S MARKET

\$306K

MEDIAN SALE PRICE

+54.3%

1-YR CHANGE

36

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100

Buyer's market

Balanced

Seller's market

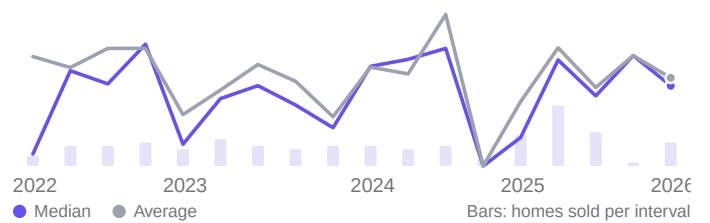
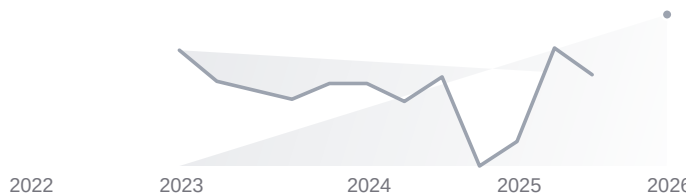
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

92 / 100

Sale prices

Median \$313K · Average \$329K

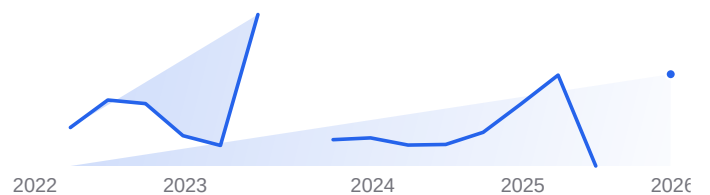
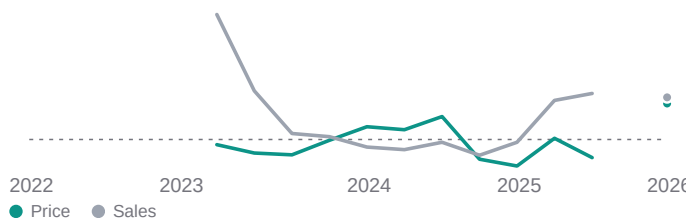


Growth (year over year)

Price +54.3% · Sales +63.6%

Price per square foot

\$427/ft²

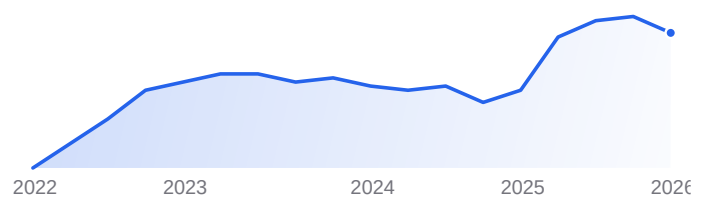
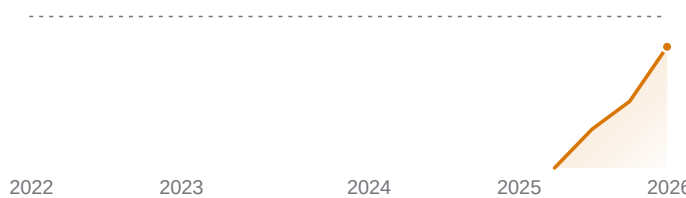


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

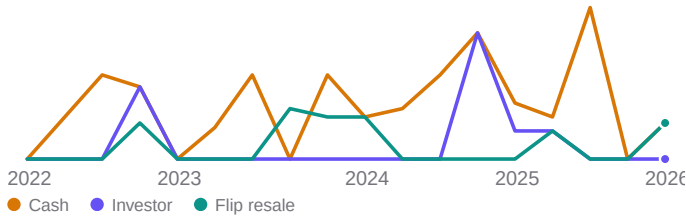
5.2%



## BUYERS & OUTCOMES

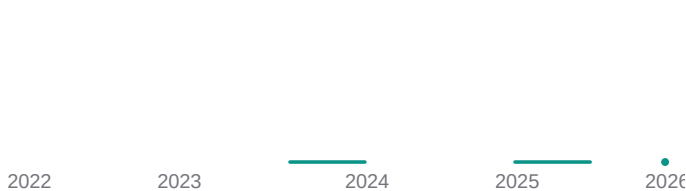
### Buyer mix

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



### Sellers who sold at a gain

100%

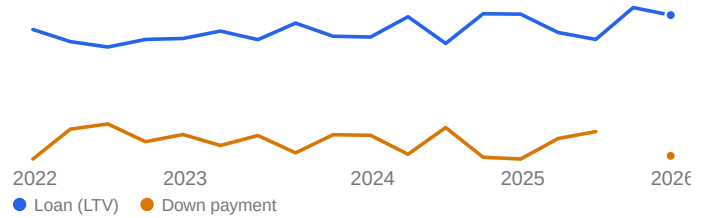


### Median annualized return at resale

+1.7%

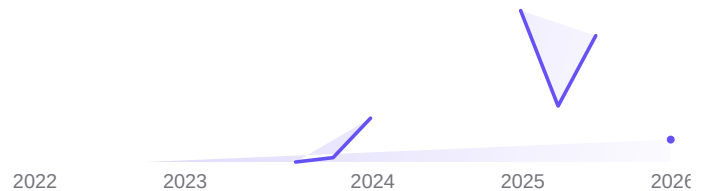


### Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.9%



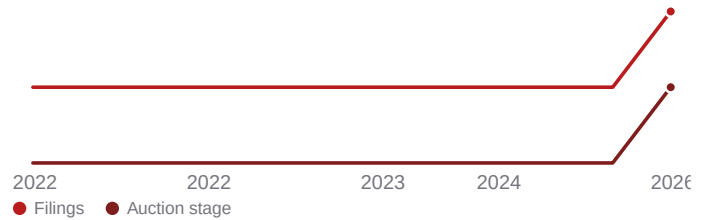
### Typical hold before selling

0.9 yrs



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 693       |
| Median value (AVM) | \$333K    |
| Median size        | 1,520 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1970      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 1.5%     |
| Owner occupied                | 68%      |
| Company owned                 | 6.1%     |
| Median loan-to-value          | 45%      |
| Typical ownership tenure      | 18.3 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,717    |
| Density                          | 53 / mi² |
| Median household income          | \$55K    |
| Average household income         | \$72K    |
| Crime index (US avg 100)         | 172      |
| Air pollution index (US avg 100) | 87       |
| Earthquake index (US avg 100)    | 108      |
| Homes occupied                   | 64%      |
| Bachelor's or higher             | 16%      |
| Poverty rate                     | 9.3%     |
| Unemployment                     | 0.8%     |
| Average temp                     | 44°F     |
| Annual precip                    | 47 in    |
| Sunshine                         | 57%      |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.