

Portland 04103

ZIP code · ME · Maine > Cumberland County > Portland

BUYER'S MARKET

\$532K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

347

SALES (12 MO)

\$532K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



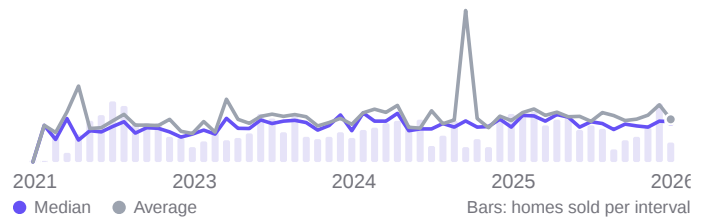
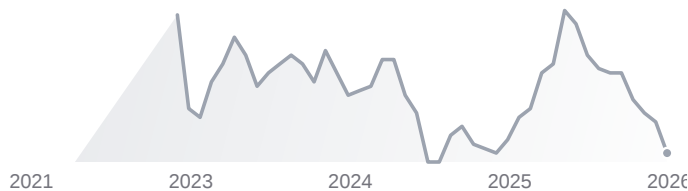
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$545K · Average \$566K

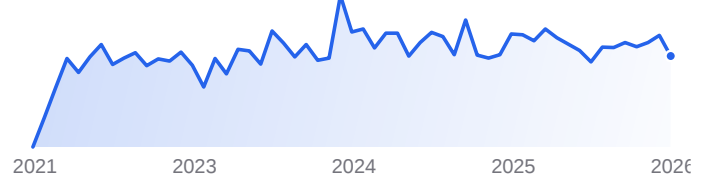
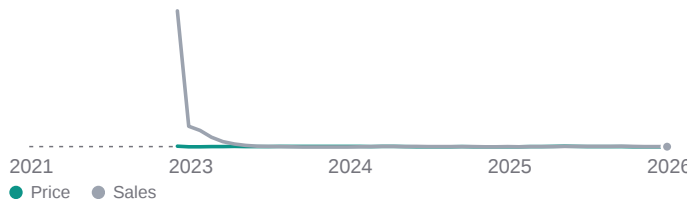


Growth (year over year)

Price -5.8% · Sales -1.1%

Price per square foot

\$340/ft²

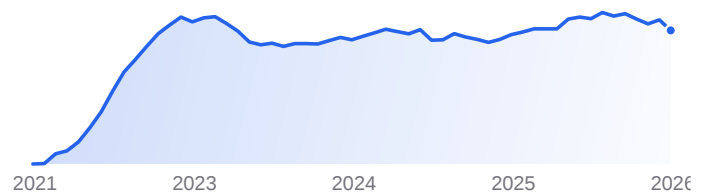


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

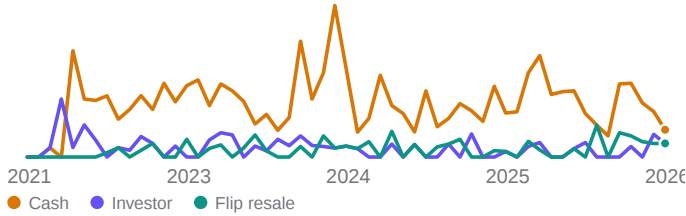
3.7%



BUYERS & OUTCOMES

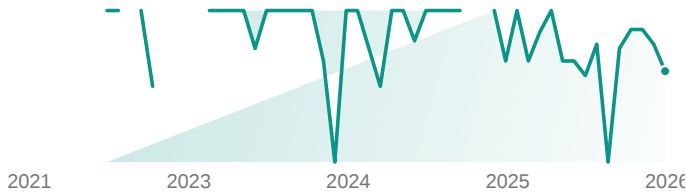
Buyer mix

Cash 12% · Investor 5.9% · Flip resale 5.9%



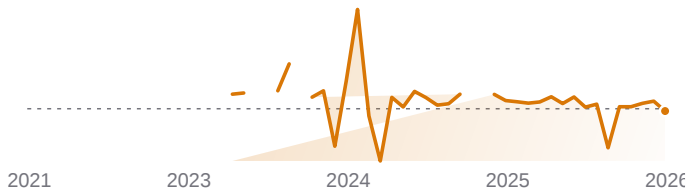
Sellers who sold at a gain

60%

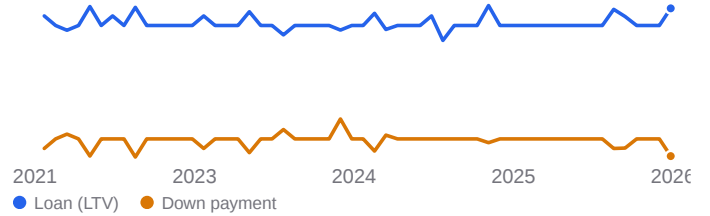


Median annualized return at resale

-1.7%

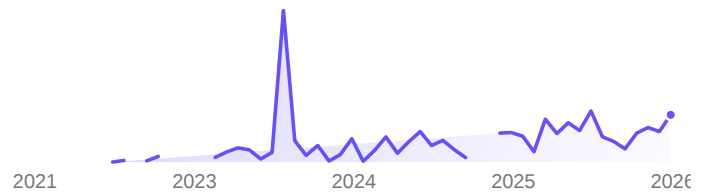


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



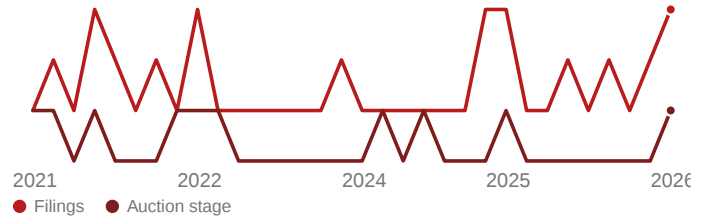
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	9,383
Median value (AVM)	\$532K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1954
Single family	73%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.8%
Owner occupied	72%
Company owned	6.7%
Median loan-to-value	41%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	31,898
Density	2,948 / mi²
Median household income	\$85K
Average household income	\$108K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	86
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	6.8%
Unemployment	0.8%
Average temp	46°F
Annual precip	46 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.