

Peaks Island 04108

ZIP code · ME · Maine · Cumberland County

BUYER'S MARKET

\$625K

MEDIAN SALE PRICE

-9.0%

1-YR CHANGE

24

SALES (12 MO)

\$690K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



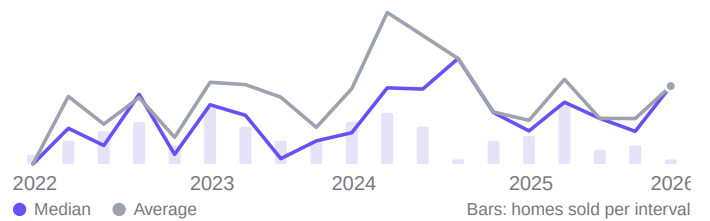
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$786K · Average \$786K

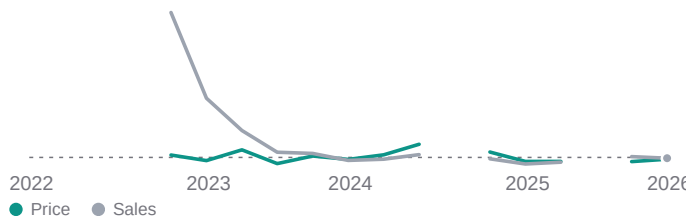


Growth (year over year)

Price -9.0% · Sales -4.0%

Price per square foot

\$542/ft²

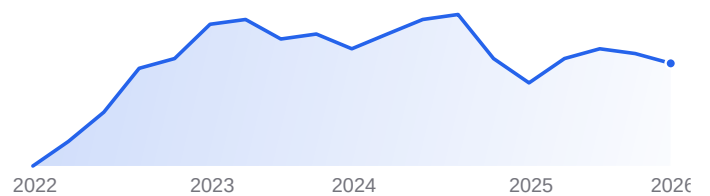
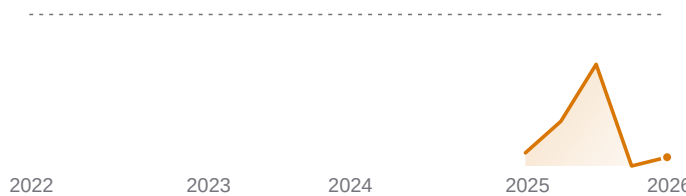


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

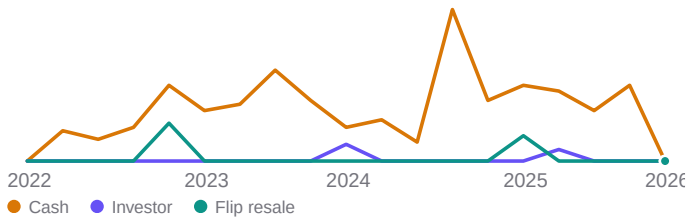
2.4%



BUYERS & OUTCOMES

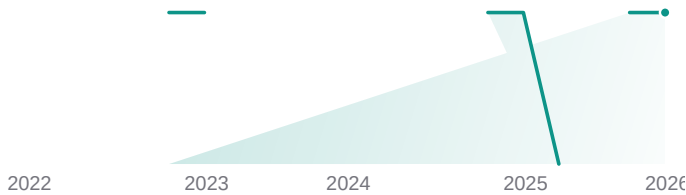
Buyer mix

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



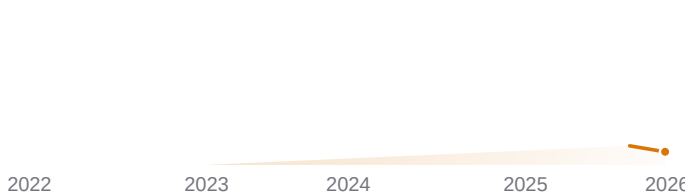
Sellers who sold at a gain

100%

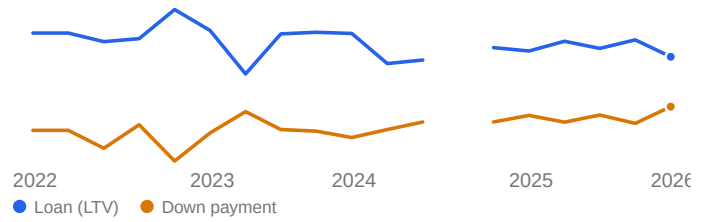


Median annualized return at resale

+2.4%

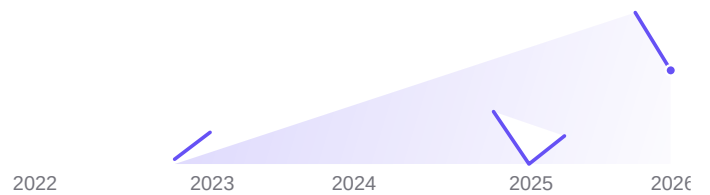


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



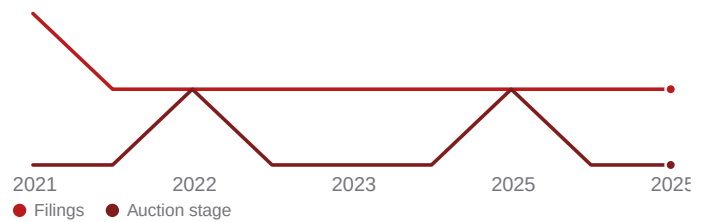
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,006
Median value (AVM)	\$690K
Median size	1,293 ft²
Median bedrooms	3
Median year built	1900
Single family	90%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.1%
Owner occupied	37%
Company owned	11%
Median loan-to-value	29%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	545
Density	137 / mi²
Median household income	\$84K
Average household income	\$119K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	85
Homes occupied	49%
Bachelor's or higher	34%
Poverty rate	13.2%
Unemployment	0.6%
Average temp	46°F
Annual precip	46 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.