

New Gloucester 04260

ZIP code · ME · Maine · Cumberland County

BALANCED MARKET

\$377K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

70

SALES (12 MO)

\$447K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



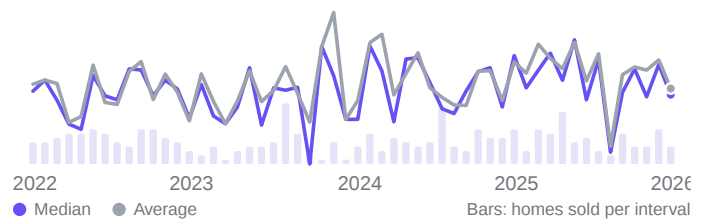
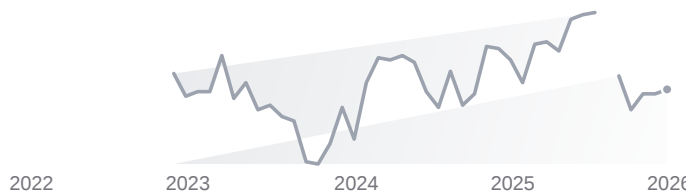
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$335K · Average \$363K

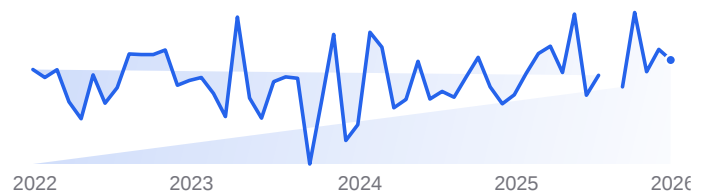
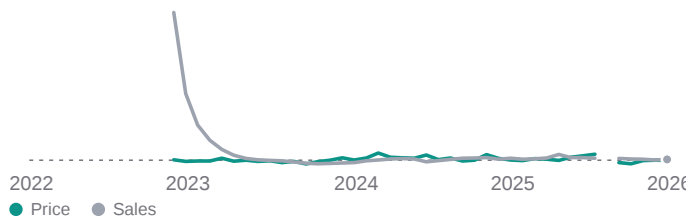


Growth (year over year)

Price -2.2% · Sales +7.7%

Price per square foot

\$411/ft²

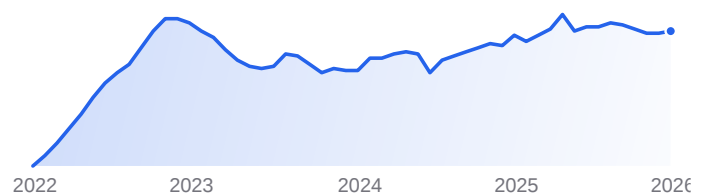


Sale premium vs estimated value

-11.9%

Annual turnover (share of homes sold)

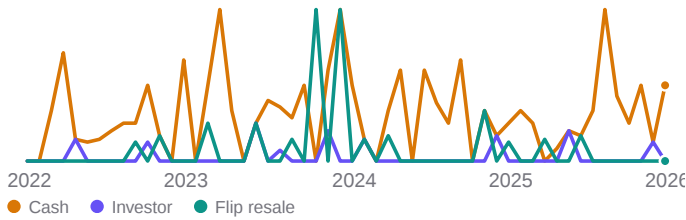
3.0%



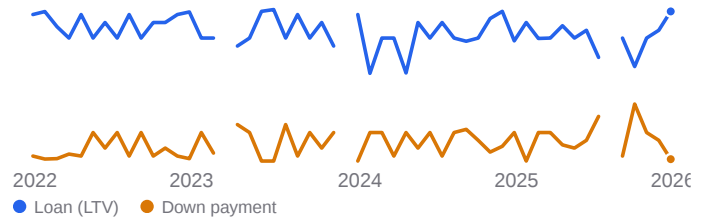
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

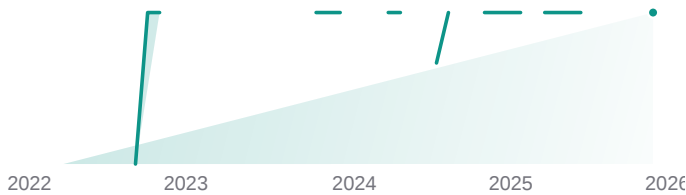


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



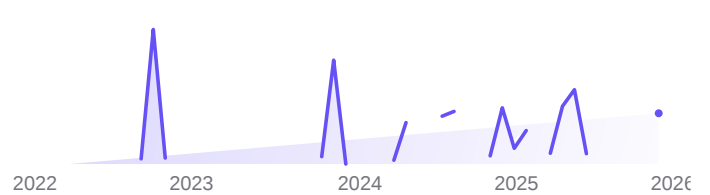
Sellers who sold at a gain

100%



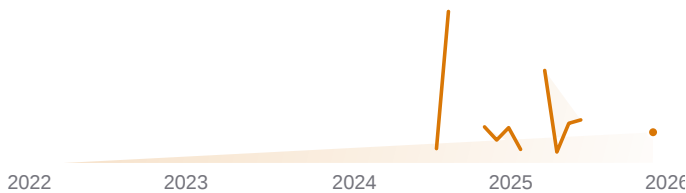
Typical hold before selling

2.6 yrs



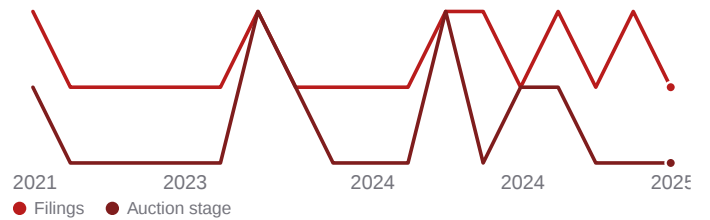
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,361
Median value (AVM)	\$447K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1989
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.0%
Owner occupied	69%
Company owned	6.7%
Median loan-to-value	44%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	6,014
Density	126 / mi²
Median household income	\$96K
Average household income	\$113K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	87
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	2.5%
Unemployment	0.9%
Average temp	45°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.