

Bowdoin 04287

ZIP code · ME · Maine · Sagadahoc County

STRONG BUYER'S MARKET

\$144K

MEDIAN SALE PRICE

-67.2%

1-YR CHANGE

35

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



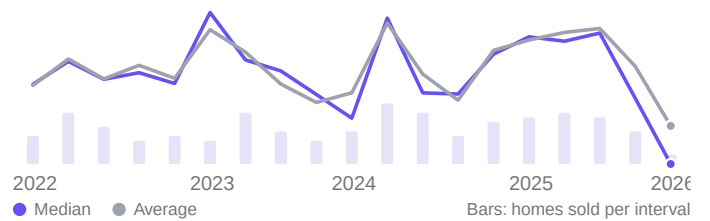
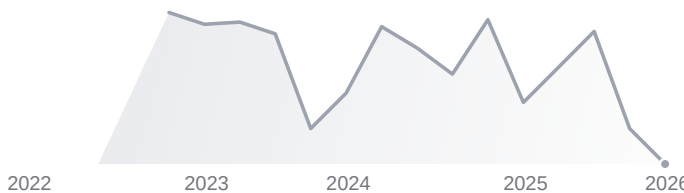
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$25K · Average \$150K

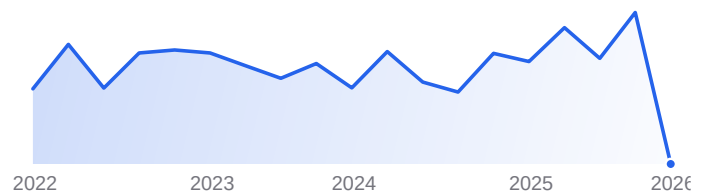
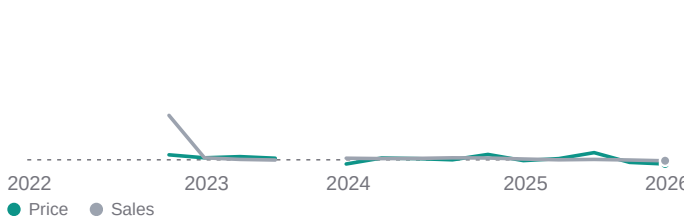


Growth (year over year)

Price -67.2% · Sales -14.6%

Price per square foot

\$14/ft²

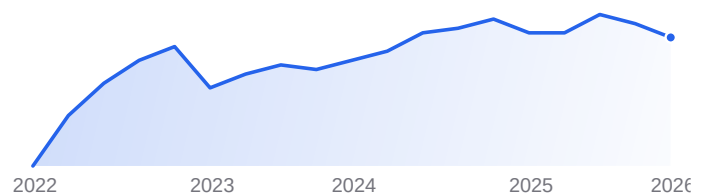
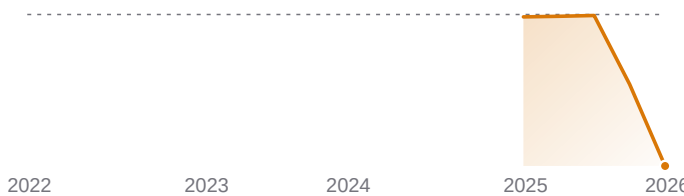


Sale premium vs estimated value

-94.7%

Annual turnover (share of homes sold)

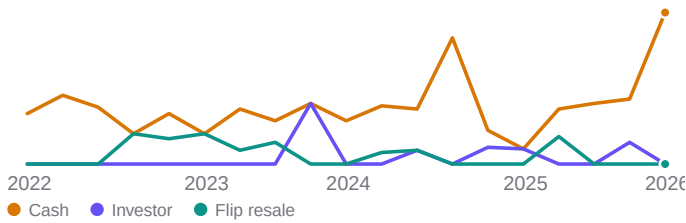
2.8%



BUYERS & OUTCOMES

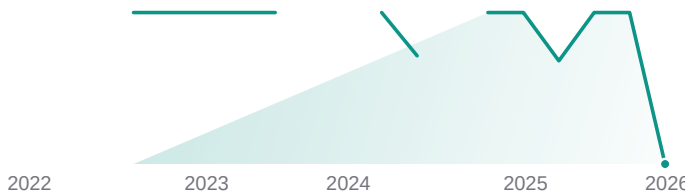
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



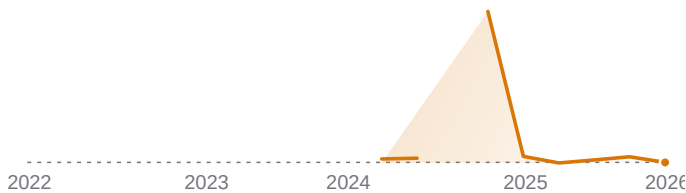
Sellers who sold at a gain

0%

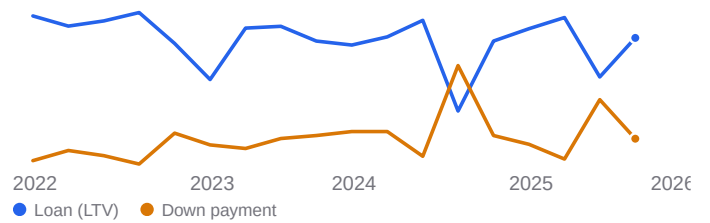


Median annualized return at resale

+0.0%

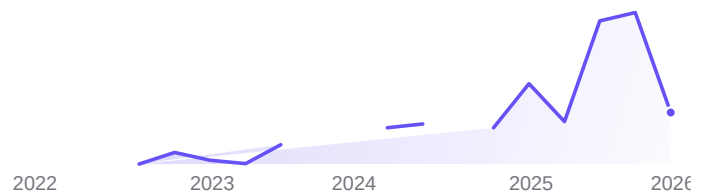


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



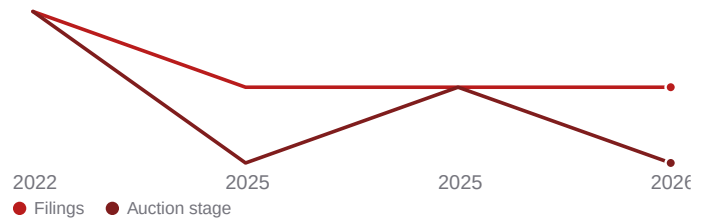
Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,244
Median value (AVM)	\$304K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1989
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.5%
Owner occupied	80%
Company owned	4.3%
Median loan-to-value	44%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,247
Density	75 / mi²
Median household income	\$85K
Average household income	\$94K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	76
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	8.7%
Unemployment	0.8%
Average temp	45°F
Annual precip	47 in
Sunshine	50%

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.