

Bath 04530

ZIP code · ME · Maine > Sagadahoc County > Bath

BALANCED MARKET

\$408K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

172

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



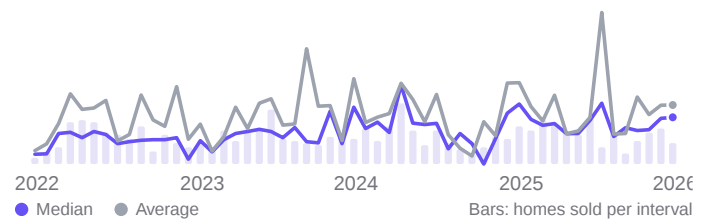
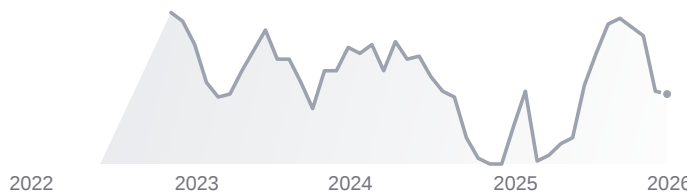
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$430K · Average \$491K

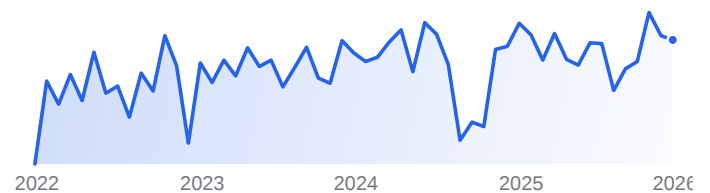
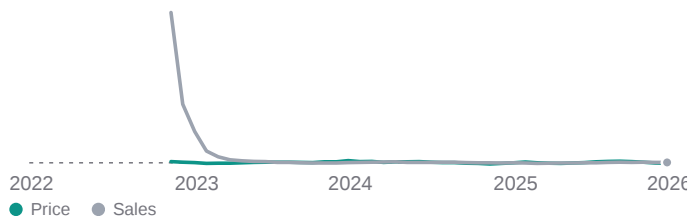


Growth (year over year)

Price -10.3% · Sales +8.2%

Price per square foot

\$271/ft²

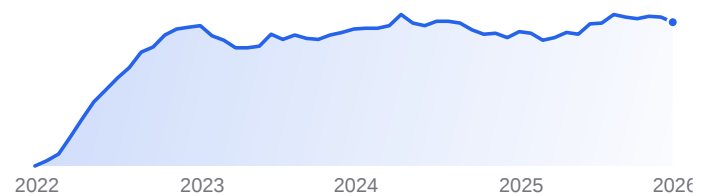


Sale premium vs estimated value

+7.9%

Annual turnover (share of homes sold)

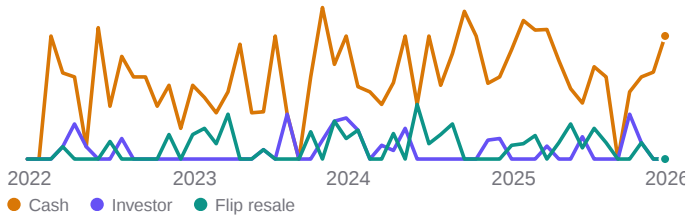
3.9%



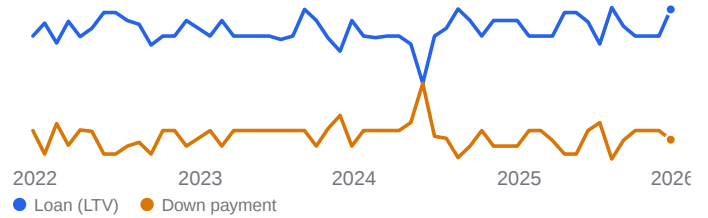
BUYERS & OUTCOMES

Buyer mix

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

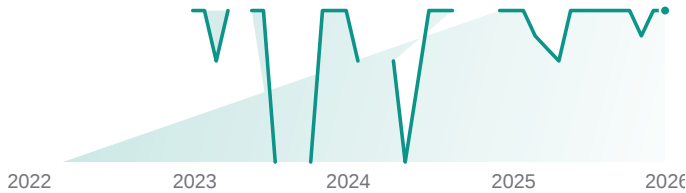


Financing (share of purchase price) Loan (LTV) 97% · Down payment 14%



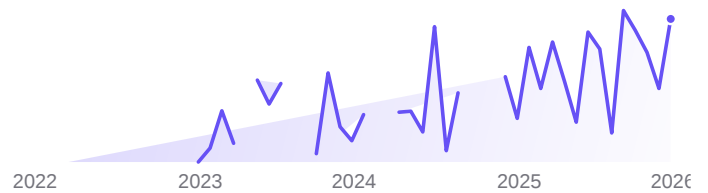
Sellers who sold at a gain

100%



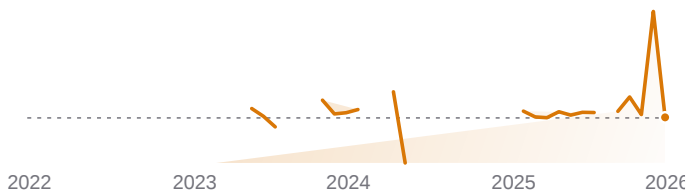
Typical hold before selling

2.6 yrs



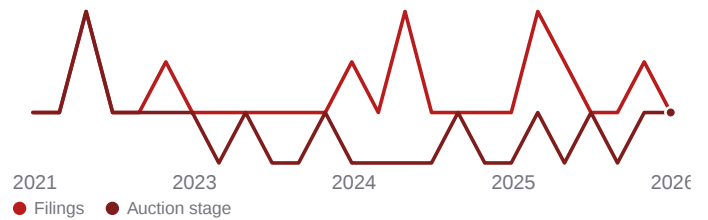
Median annualized return at resale

+0.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,392
Median value (AVM)	\$416K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1940
Single family	83%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.4%
Owner occupied	64%
Company owned	11%
Median loan-to-value	38%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	11,587
Density	291 / mi²
Median household income	\$75K
Average household income	\$96K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	69
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	10.8%
Unemployment	0.7%
Average temp	46°F
Annual precip	47 in
Sunshine	50%

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.