

Boothbay 04537

ZIP code · ME · Maine · Lincoln County

BUYER'S MARKET

\$529K

MEDIAN SALE PRICE

-40.6%

1-YR CHANGE

44

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



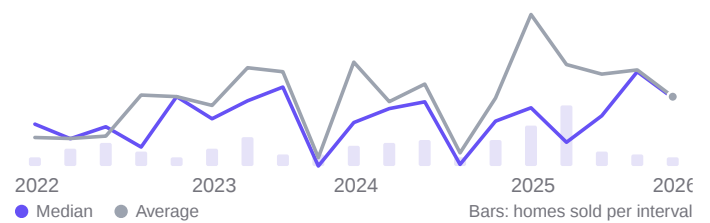
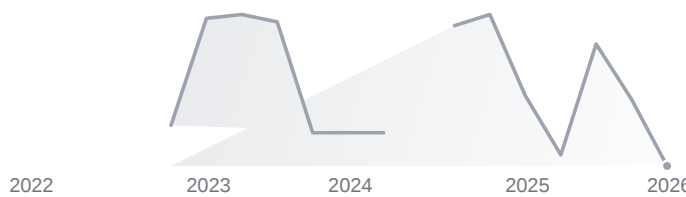
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$528K · Average \$533K

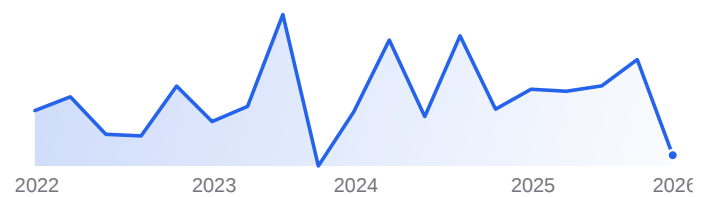
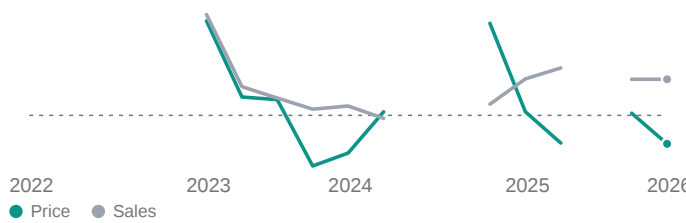


Growth (year over year)

Price -40.6% · Sales +51.7%

Price per square foot

\$178/ft²



Sale premium vs estimated value

+144.6%

Annual turnover (share of homes sold)

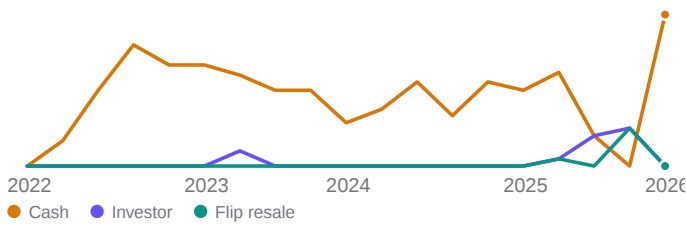
2.2%



BUYERS & OUTCOMES

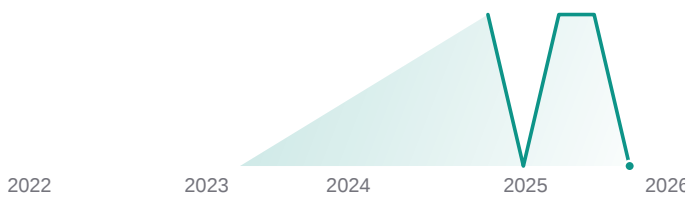
Buyer mix

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



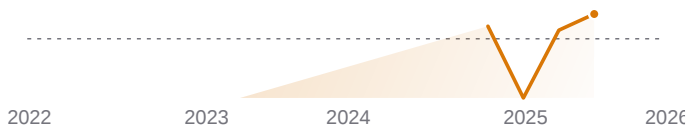
Sellers who sold at a gain

0%

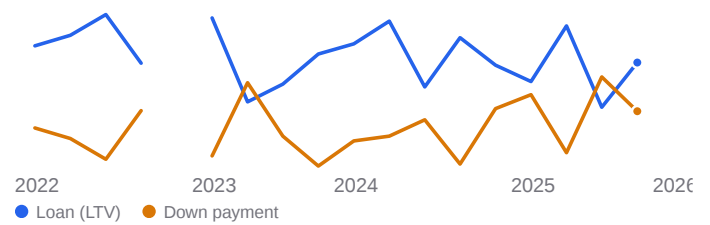


Median annualized return at resale

+15.3%

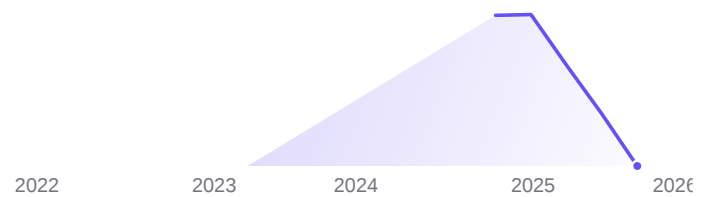


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



Typical hold before selling

0.7 yrs



HOUSING STOCK

Homes	1,957
Median value (AVM)	\$475K
Median size	974 ft²
Median bedrooms	3
Median year built	1984
Single family	88%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.2%
Owner occupied	31%
Company owned	19%
Median loan-to-value	39%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	2,259
Density	105 / mi²
Median household income	\$73K
Average household income	\$105K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	69
Homes occupied	72%
Bachelor's or higher	28%
Poverty rate	1.9%
Unemployment	0.8%
Average temp	46°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.