

Boothbay Harbor 04538

ZIP code · ME · Maine · Lincoln County · Boothbay Harbor

BALANCED MARKET

\$493K

MEDIAN SALE PRICE

+34.6%

1-YR CHANGE

25

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



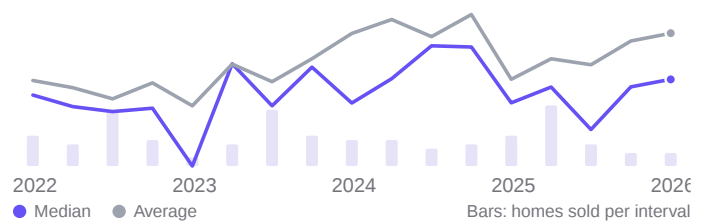
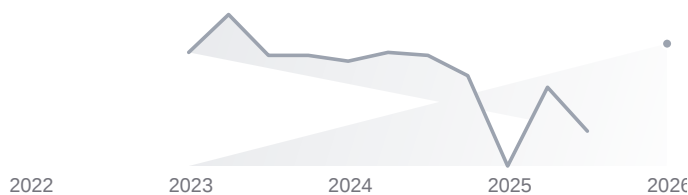
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$458K · Average \$612K

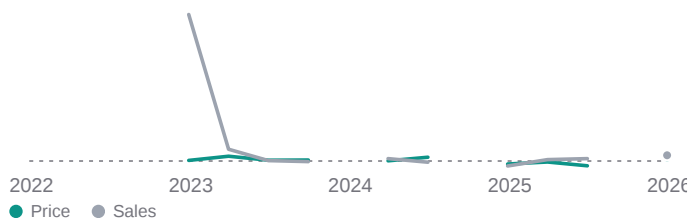


Growth (year over year)

Price +34.6% · Sales +56.3%

Price per square foot

\$345/ft²

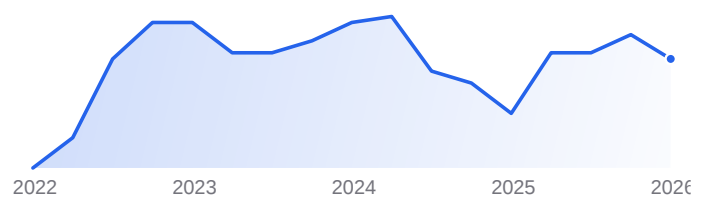
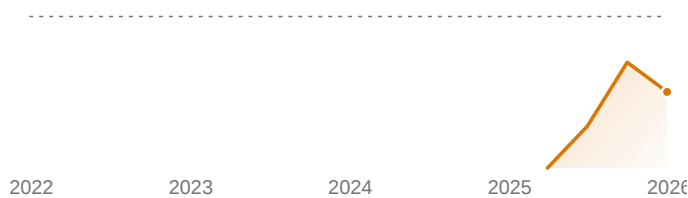


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

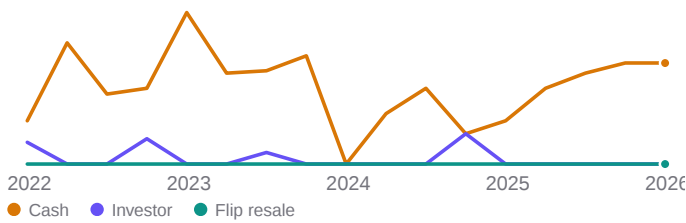
1.4%



BUYERS & OUTCOMES

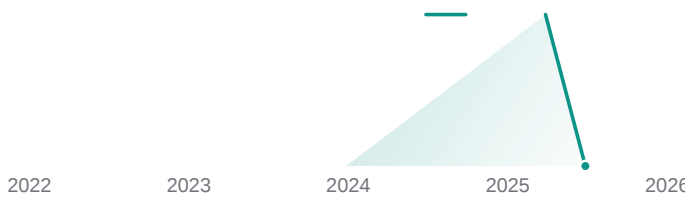
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



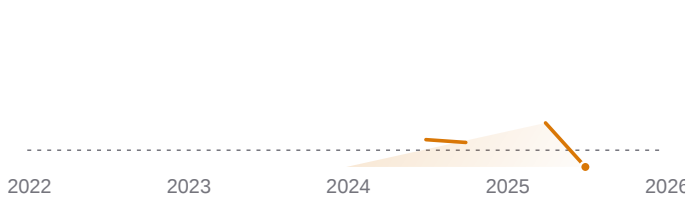
Sellers who sold at a gain

0%

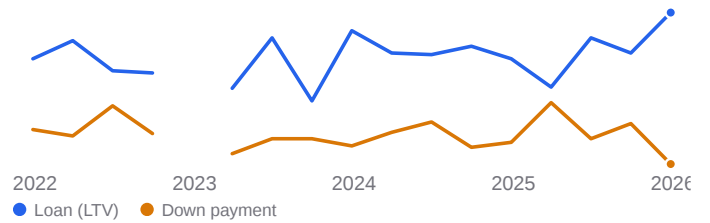


Median annualized return at resale

-3.3%

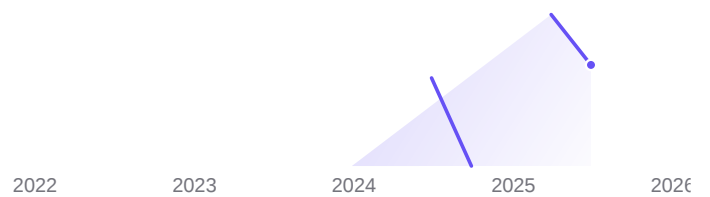


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

1.9 yrs



HOUSING STOCK

Homes	1,733
Median value (AVM)	\$490K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1950
Single family	87%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.8%
Owner occupied	29%
Company owned	22%
Median loan-to-value	31%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,877
Density	241 / mi²
Median household income	\$67K
Average household income	\$88K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	67
Homes occupied	53%
Bachelor's or higher	35%
Poverty rate	5.9%
Unemployment	0.6%
Average temp	46°F
Annual precip	47 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.