

East Boothbay 04544

ZIP code · ME · Maine · Lincoln County

BUYER'S MARKET

\$536K

MEDIAN SALE PRICE

-65.1%

1-YR CHANGE

15

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



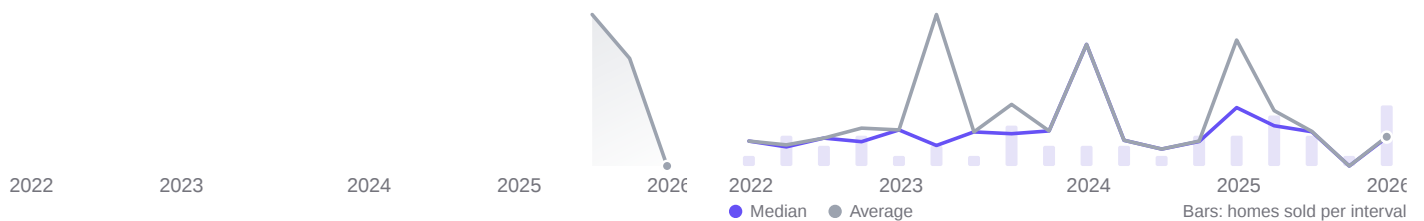
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$555K · Average \$568K

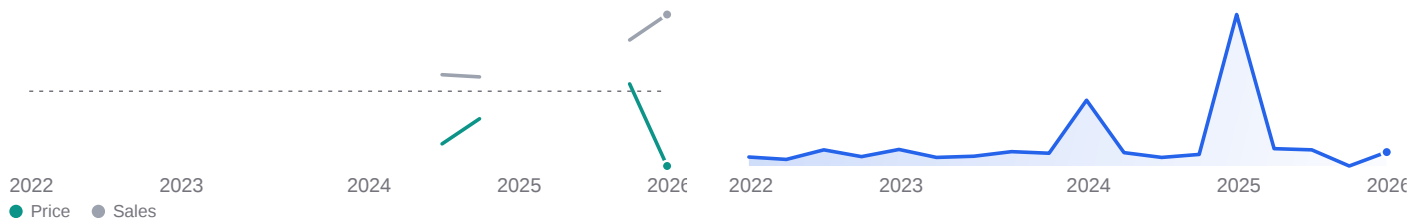


Growth (year over year)

Price -65.1% · Sales +66.7%

Price per square foot

\$625/ft²

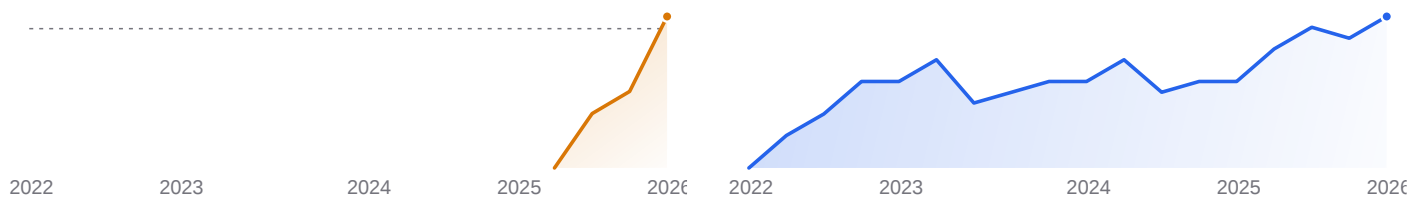


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

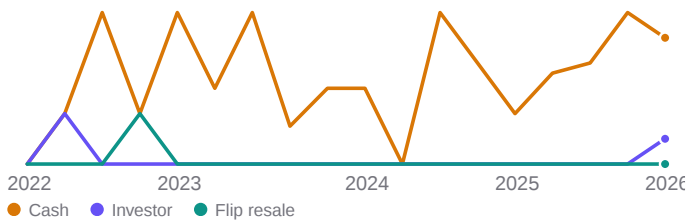
2.6%



BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 17% · Flip resale 0%



Sellers who sold at a gain

0%

2022 2023 2024 2025 2026

Financing (share of purchase price) Loan (LTV) 102% · Down payment 20%



Typical hold before selling

1.7 yrs

2022 2023 2024 2025 2026

HOUSING STOCK

Homes	573
Median value (AVM)	\$499K
Median size	896 ft²
Median bedrooms	3
Median year built	1965
Single family	92%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	5.0%
Owner occupied	32%
Company owned	24%
Median loan-to-value	35%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	723
Density	64 / mi²
Median household income	\$63K

Average household income	\$94K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	60
Homes occupied	42%
Bachelor's or higher	39%
Poverty rate	1.4%
Unemployment	0.6%
Average temp	45°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.