

Newcastle 04553

ZIP code · ME · Maine · Lincoln County · Newcastle

BALANCED MARKET

\$369K

MEDIAN SALE PRICE

-18.0%

1-YR CHANGE

34

SALES (12 MO)

\$517K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



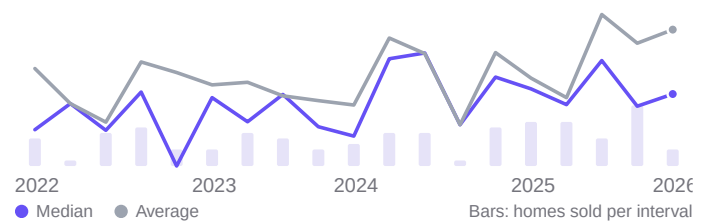
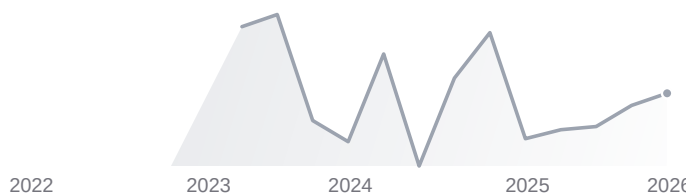
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$445K · Average \$749K

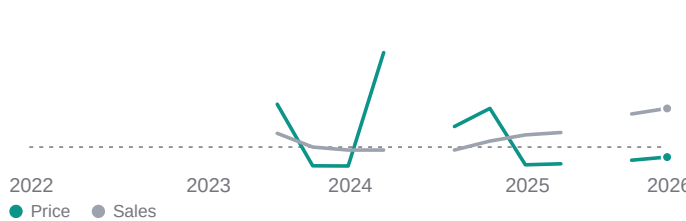


Growth (year over year)

Price -18.0% · Sales +70.0%

Price per square foot

\$255/ft²

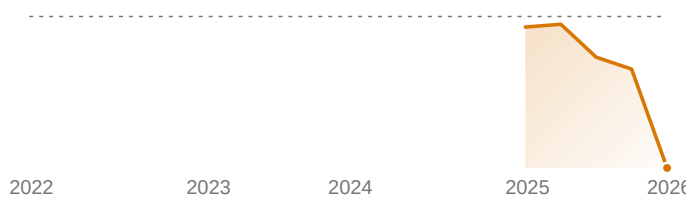


Sale premium vs estimated value

-49.8%

Annual turnover (share of homes sold)

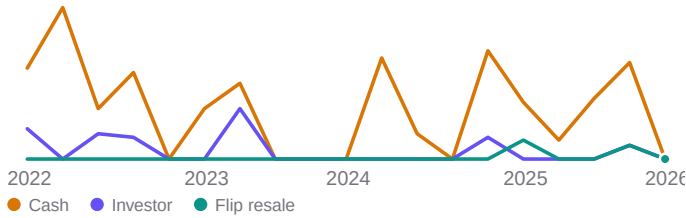
3.5%



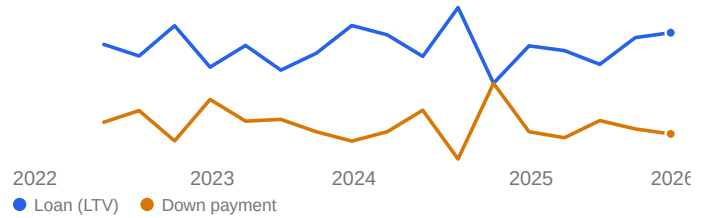
BUYERS & OUTCOMES

Buyer mix

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

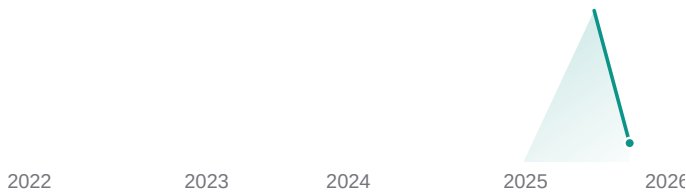


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



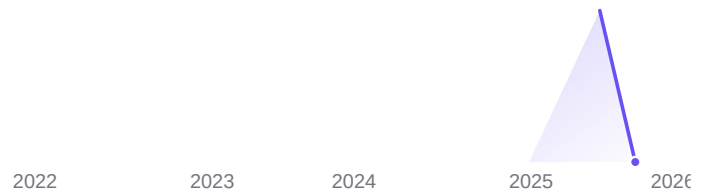
Sellers who sold at a gain

50%



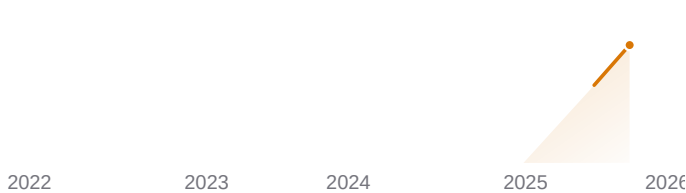
Typical hold before selling

0.9 yrs



Median annualized return at resale

+7.2%



HOUSING STOCK

Homes	963
Median value (AVM)	\$517K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1990
Single family	91%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.4%
Owner occupied	58%
Company owned	9.0%
Median loan-to-value	34%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,990
Density	61 / mi²
Median household income	\$90K
Average household income	\$104K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	62
Homes occupied	84%
Bachelor's or higher	24%
Poverty rate	6.3%
Unemployment	1.1%
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.