

Phippsburg 04562

ZIP code · ME · Maine · Sagadahoc County

STRONG BUYER'S MARKET

\$430K

MEDIAN SALE PRICE

-14.0%

1-YR CHANGE

31

SALES (12 MO)

\$506K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



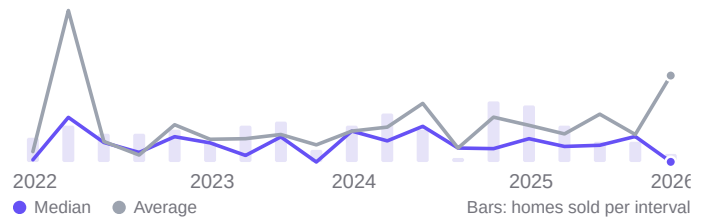
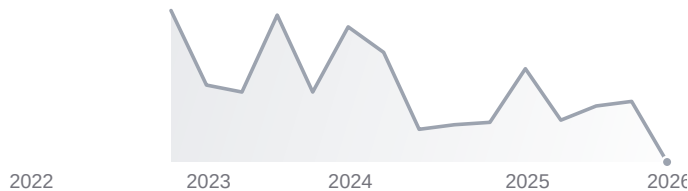
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

13 / 100

Sale prices

Median \$225K · Average \$1.3M

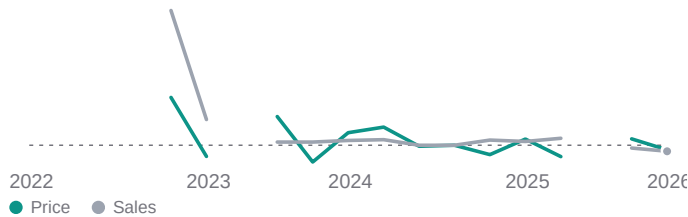


Growth (year over year)

Price -14.0% · Sales -18.4%

Price per square foot

\$326/ft²

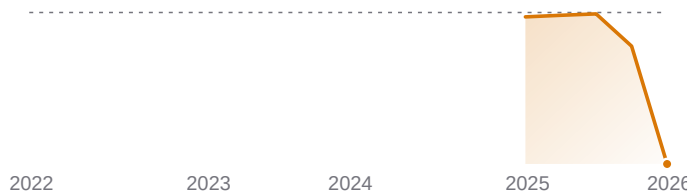


Sale premium vs estimated value

-53.9%

Annual turnover (share of homes sold)

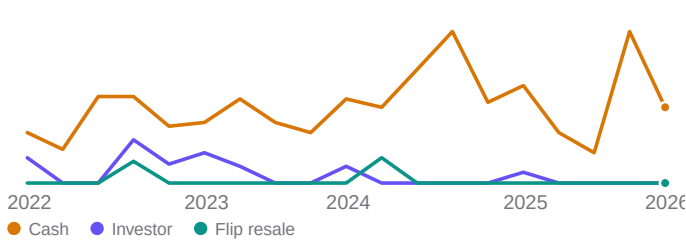
1.8%



BUYERS & OUTCOMES

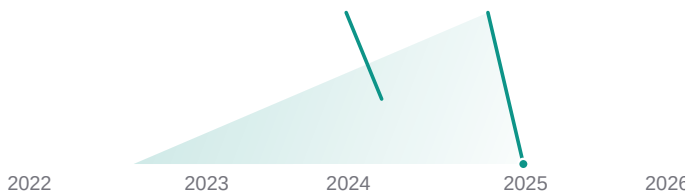
Buyer mix

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



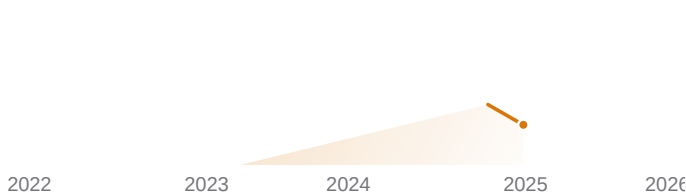
Sellers who sold at a gain

50%



Median annualized return at resale

+8.0%

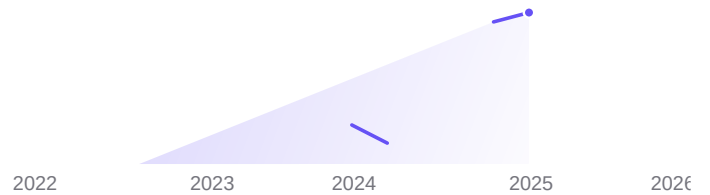


Financing (share of purchase price) Loan (LTV) 6.7% · Down payment 93%



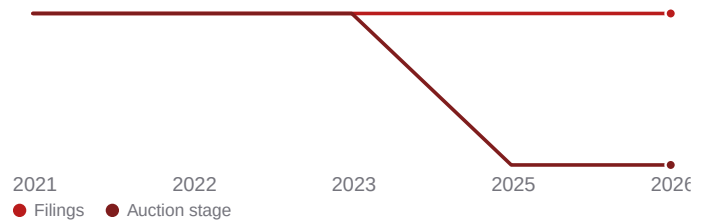
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,768
Median value (AVM)	\$506K
Median size	896 ft²
Median bedrooms	3
Median year built	1980
Single family	81%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.3%
Owner occupied	40%
Company owned	11%
Median loan-to-value	31%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	2,286
Density	48 / mi²
Median household income	\$105K
Average household income	\$105K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	73
Homes occupied	56%
Bachelor's or higher	23%
Poverty rate	4.7%
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.