

# Waldoboro 04572

ZIP code · ME · Maine · Lincoln County · Waldoboro

BUYER'S MARKET

\$280K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

69

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



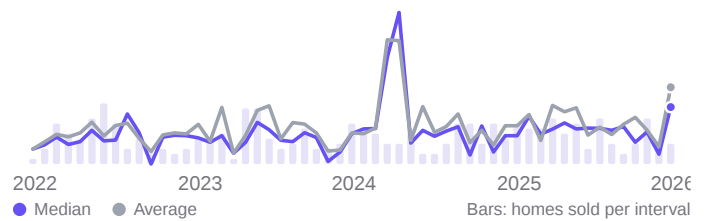
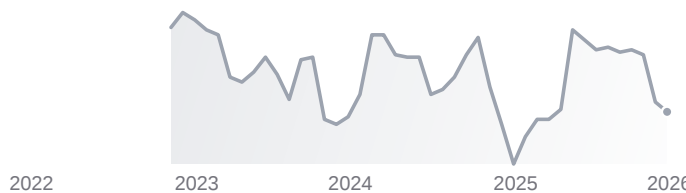
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$441K · Average \$574K

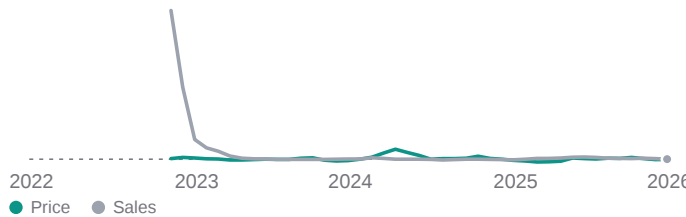


Growth (year over year)

Price -4.3% · Sales +3.0%

Price per square foot

\$343/ft²

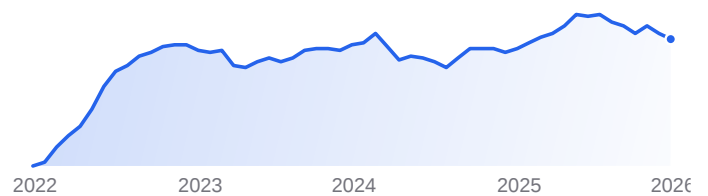
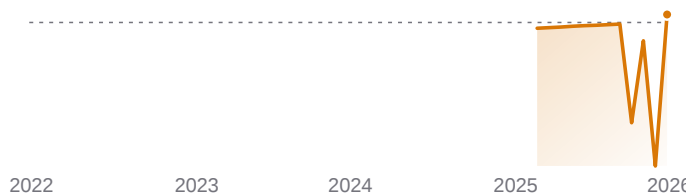


Sale premium vs estimated value

+3.8%

Annual turnover (share of homes sold)

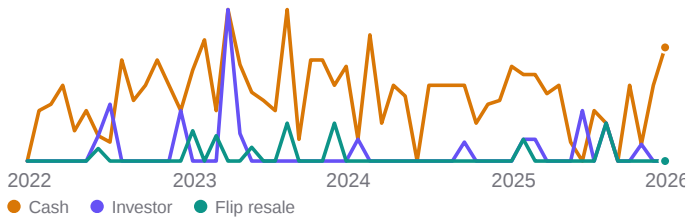
2.8%



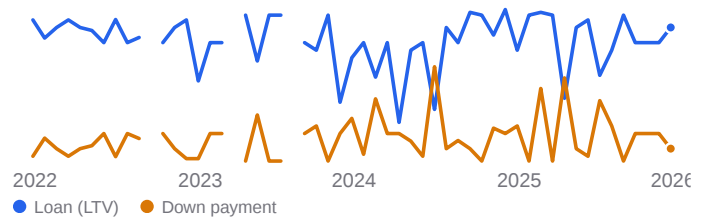
## BUYERS & OUTCOMES

### Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

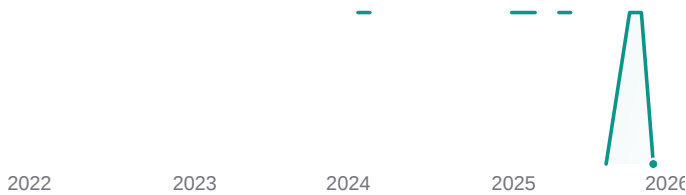


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



### Sellers who sold at a gain

0%



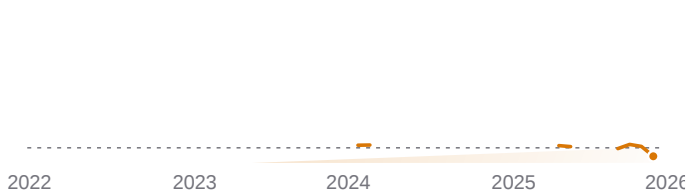
### Typical hold before selling

2.3 yrs



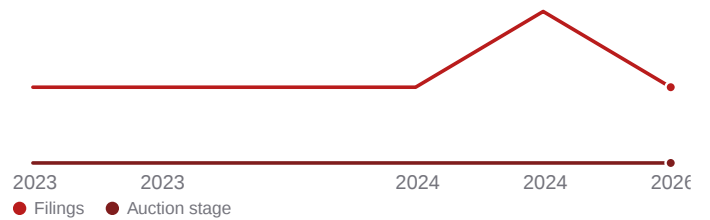
### Median annualized return at resale

-17.8%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,426     |
| Median value (AVM) | \$319K    |
| Median size        | 1,248 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 78%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 62%       |
| Underwater (LTV 125% or more) | 1.7%      |
| Owner occupied                | 59%       |
| Company owned                 | 11%       |
| Median loan-to-value          | 40%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>5,311</b>    |
| Density                          | <b>68 / mi²</b> |
| Median household income          | <b>\$60K</b>    |
| Average household income         | <b>\$92K</b>    |
| Crime index (US avg 100)         | <b>119</b>      |
| Air pollution index (US avg 100) | <b>76</b>       |
| Earthquake index (US avg 100)    | <b>62</b>       |
| Homes occupied                   | <b>87%</b>      |
| Bachelor's or higher             | <b>22%</b>      |
| Poverty rate                     | <b>9.4%</b>     |
| Unemployment                     | <b>1.0%</b>     |
| Average temp                     | <b>45°F</b>     |
| Annual precip                    | <b>48 in</b>    |
| Sunshine                         | <b>50%</b>      |

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