

Woolwich 04579

ZIP code · ME · Maine · Sagadahoc County

BUYER'S MARKET

\$299K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

36

SALES (12 MO)

\$420K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



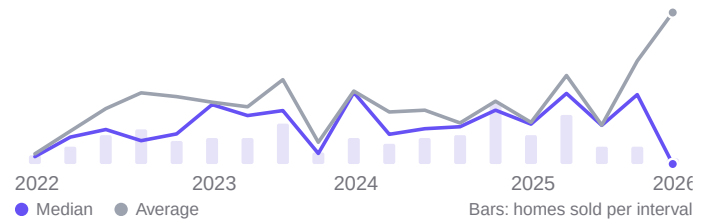
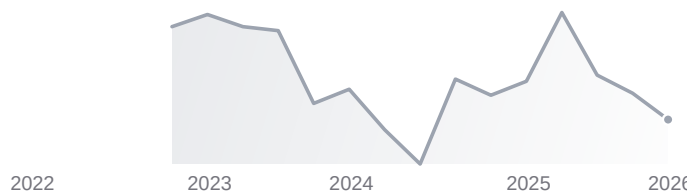
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$100K · Average \$915K

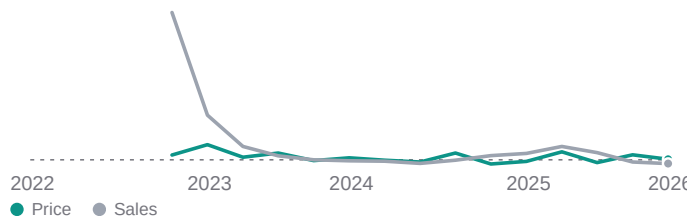


Growth (year over year)

Price +3.9% · Sales -28.0%

Price per square foot

\$544/ft²

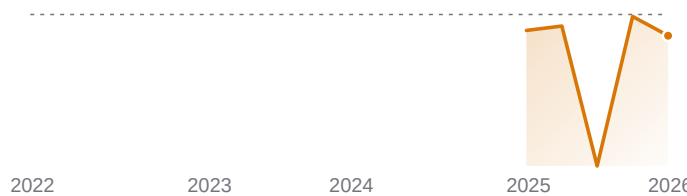


Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

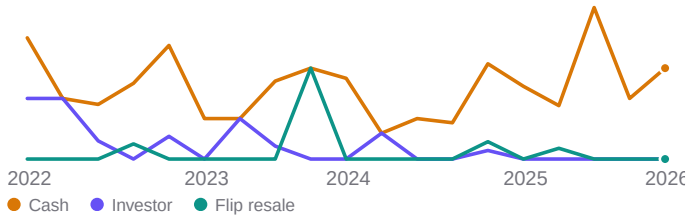
2.7%



BUYERS & OUTCOMES

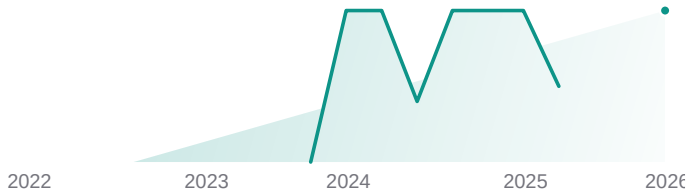
Buyer mix

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



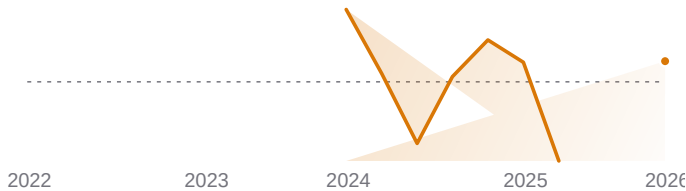
Sellers who sold at a gain

100%

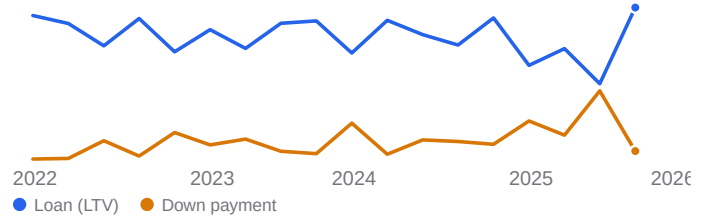


Median annualized return at resale

+8.3%

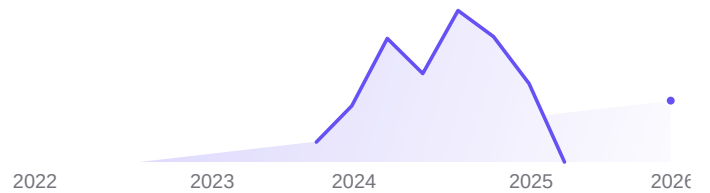


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



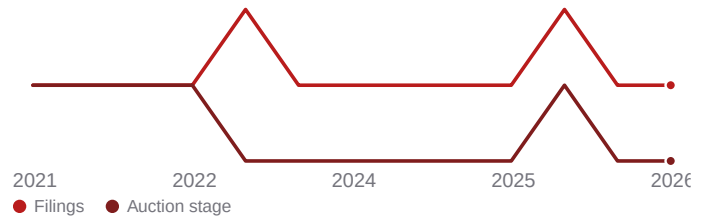
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,334
Median value (AVM)	\$420K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	3.3%
Median loan-to-value	39%
Typical ownership tenure	21.1 yrs

COMMUNITY

Population	3,016
Density	75 / mi²
Median household income	\$90K
Average household income	\$102K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	66
Homes occupied	90%
Bachelor's or higher	29%
Poverty rate	10.9%
Unemployment	0.7%
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.