

Bar Harbor 04609

ZIP code · ME · Maine · Hancock County · Bar Harbor

SELLER'S MARKET

\$578K

MEDIAN SALE PRICE

+57.8%

1-YR CHANGE

25

SALES (12 MO)

\$662K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100



MARKET TRENDS (5 YEARS)

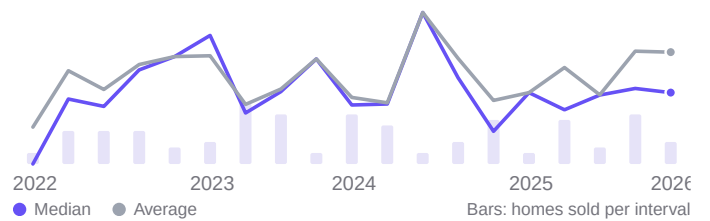
Market temperature (0–100)

73 / 100



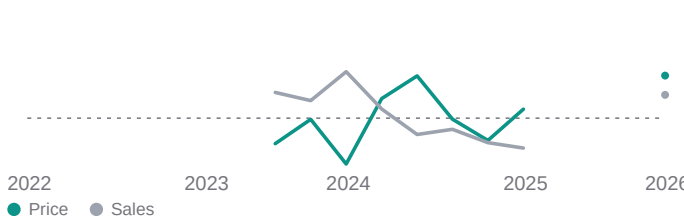
Sale prices

Median \$563K · Average \$796K



Growth (year over year)

Price +57.8% · Sales +31.6%



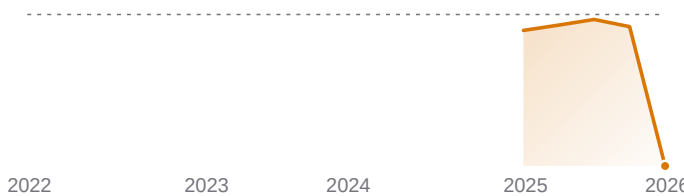
Price per square foot

\$424/ft²



Sale premium vs estimated value

-35.2%



Annual turnover (share of homes sold)

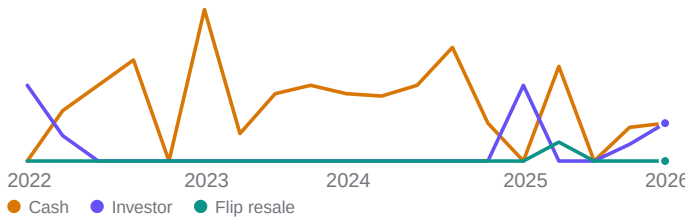
1.0%



BUYERS & OUTCOMES

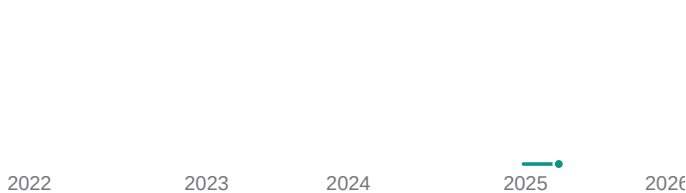
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



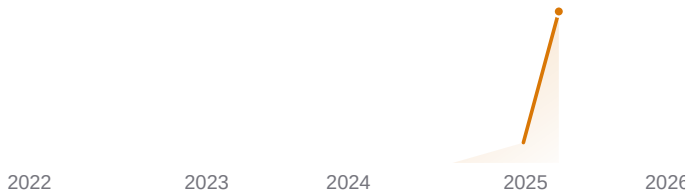
Sellers who sold at a gain

100%

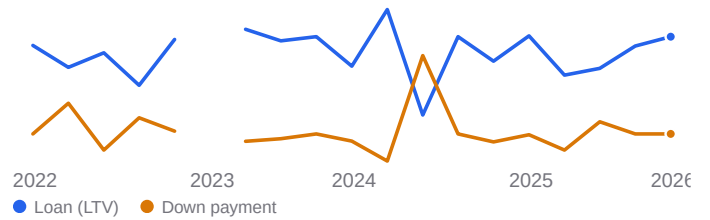


Median annualized return at resale

+31.8%

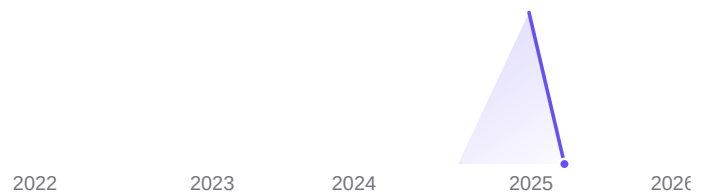


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



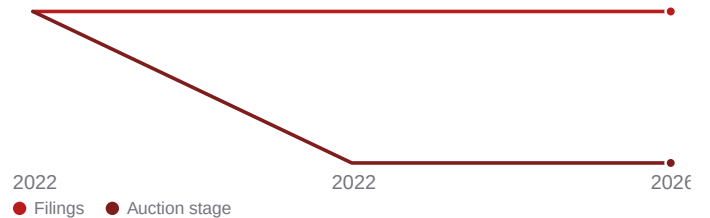
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,593
Median value (AVM)	\$662K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1986
Single family	79%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.7%
Owner occupied	44%
Company owned	19%
Median loan-to-value	35%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	4,934
Density	80 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	52
Homes occupied	69%
Bachelor's or higher	36%
Poverty rate	12.4%
Unemployment	1.3%
Average temp	45°F
Annual precip	54 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.