

# Ashland

Community · ME · Maine · Aroostook County

SELLER'S MARKET

**\$160K**

MEDIAN SALE PRICE

**+39.5%**

1-YR CHANGE

**22**

SALES (12 MO)

**\$121K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

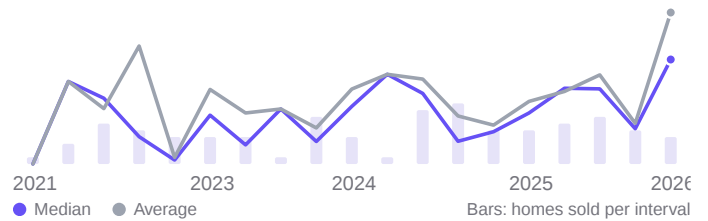
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$180K · Average \$246K

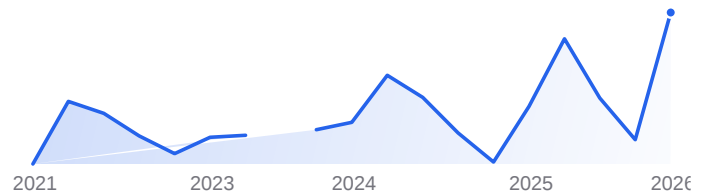
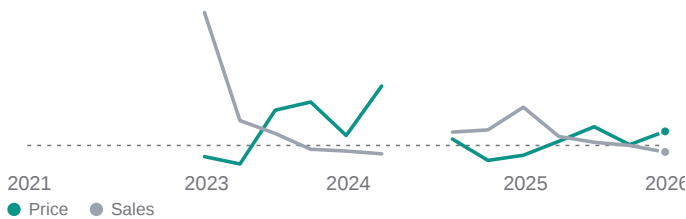


Growth (year over year)

Price +39.5% · Sales -18.5%

Price per square foot

\$375/ft²

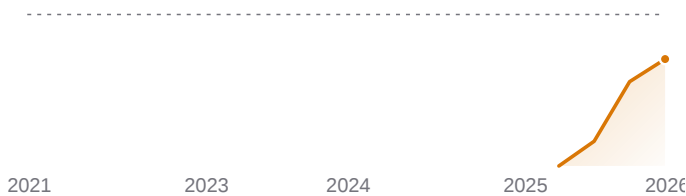


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

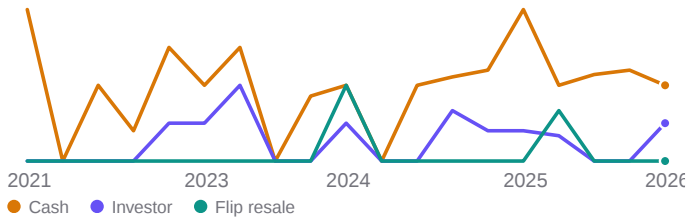
3.7%



## BUYERS & OUTCOMES

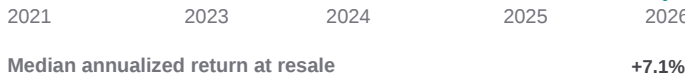
### Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



### Sellers who sold at a gain

100%

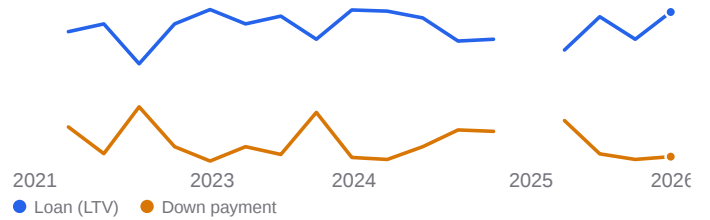


### Median annualized return at resale

+7.1%



### Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.6%



### Typical hold before selling

2.7 yrs



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |         |
|--------------------|---------|
| Homes              | 595     |
| Median value (AVM) | \$121K  |
| Median size        | 840 ft² |
| Median bedrooms    | 3       |
| Median year built  | 1953    |
| Single family      | 99%     |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 55%       |
| Underwater (LTV 125% or more) | 3.8%      |
| Owner occupied                | 57%       |
| Company owned                 | 5.5%      |
| Median loan-to-value          | 38%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 645                   |
| Density                          | 145 / mi <sup>2</sup> |
| Median household income          | \$52K                 |
| Average household income         | \$63K                 |
| Crime index (US avg 100)         | 151                   |
| Air pollution index (US avg 100) | 73                    |
| Earthquake index (US avg 100)    | 60                    |
| Homes occupied                   | 67%                   |
| Bachelor's or higher             | 11%                   |
| Poverty rate                     | 20.6%                 |
| Unemployment                     | 1.1%                  |
| Average temp                     | 38°F                  |
| Annual precip                    | 38 in                 |
| Sunshine                         | 50%                   |

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