

Washburn

Community · ME · Maine > Aroostook County

BALANCED MARKET

\$100K

MEDIAN SALE PRICE

-52.7%

1-YR CHANGE

25

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



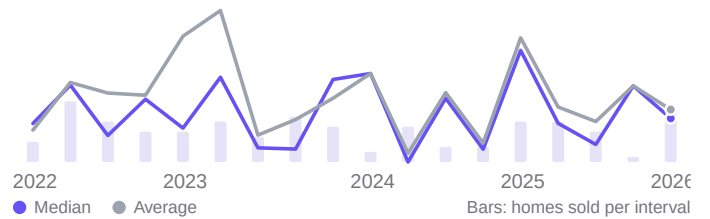
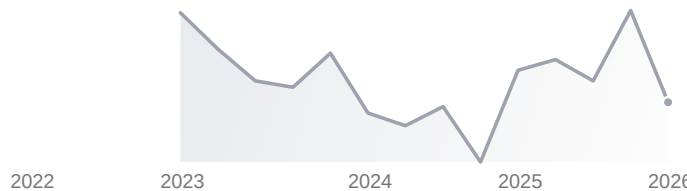
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$98K · Average \$112K

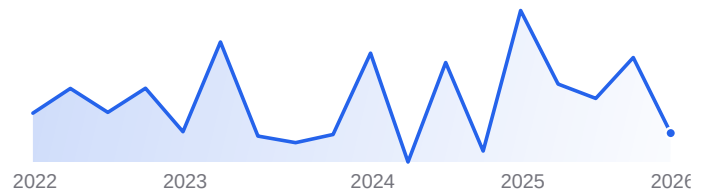
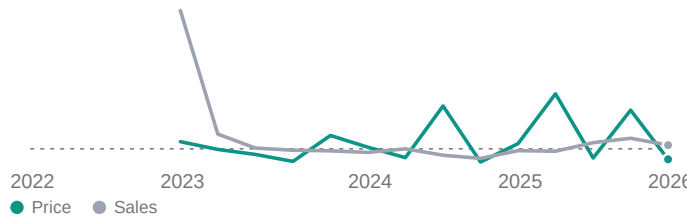


Growth (year over year)

Price -52.7% · Sales +19.0%

Price per square foot

\$91/ft²

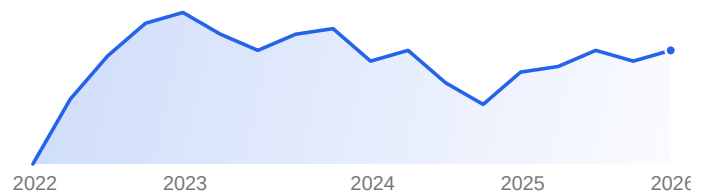


Sale premium vs estimated value

-7.8%

Annual turnover (share of homes sold)

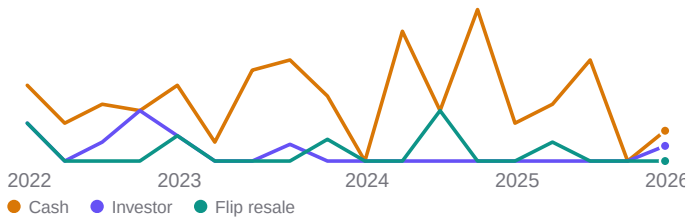
3.7%



BUYERS & OUTCOMES

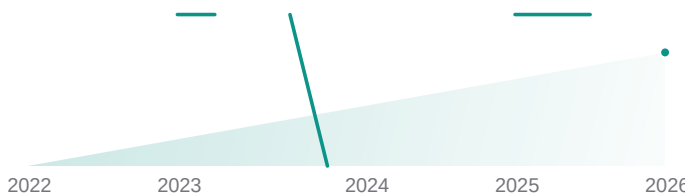
Buyer mix

Cash 20% · Investor 10% · Flip resale 0%



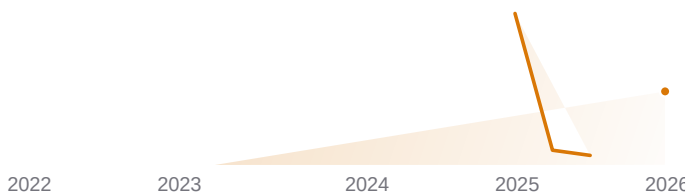
Sellers who sold at a gain

75%

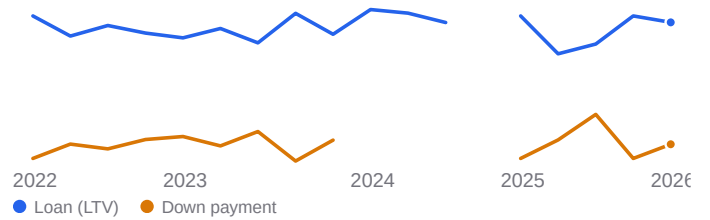


Median annualized return at resale

+47.2%

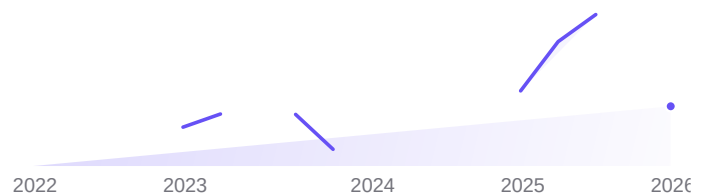


Financing (share of purchase price) Loan (LTV) 94% · Down payment 11%



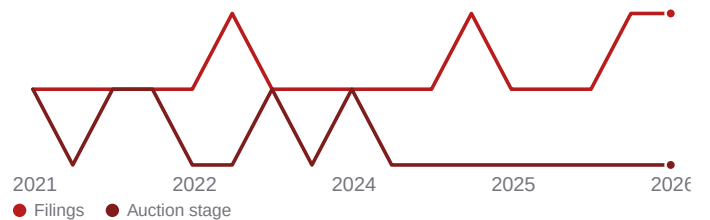
Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	670
Median value (AVM)	\$107K
Median size	874 ft²
Median bedrooms	3
Median year built	1952
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	7.4%
Owner occupied	50%
Company owned	6.7%
Median loan-to-value	60%
Typical ownership tenure	20.5 yrs

COMMUNITY

Population	940
Density	210 / mi ²
Median household income	\$47K
Average household income	\$57K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	64
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	13.0%
Unemployment	1.2%
Average temp	39°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.