

Wiscasset

Community · ME · Maine · Lincoln County

BALANCED MARKET

\$409K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

50

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



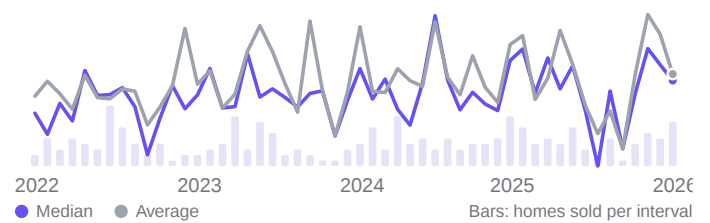
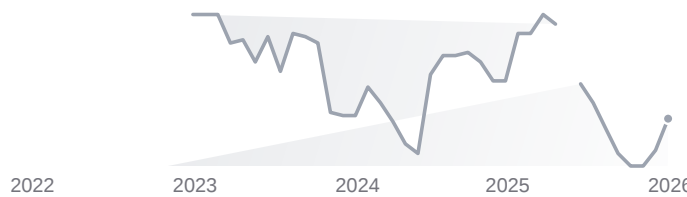
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$349K · Average \$374K

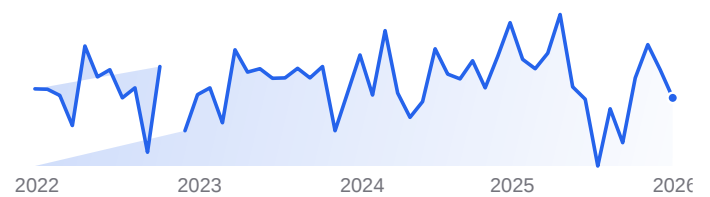
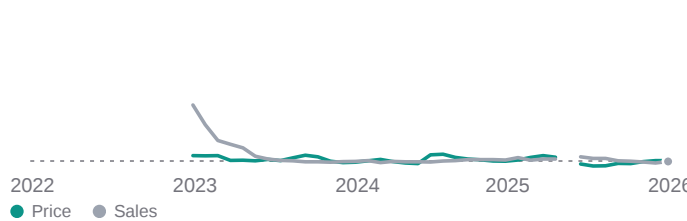


Growth (year over year)

Price +2.7% · Sales -5.7%

Price per square foot

\$164/ft²

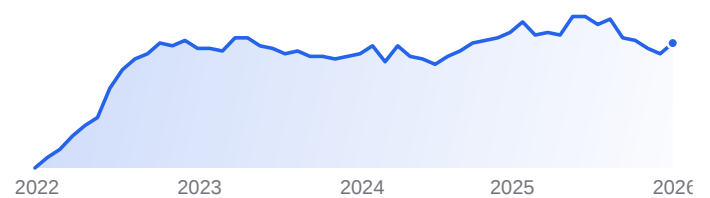


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

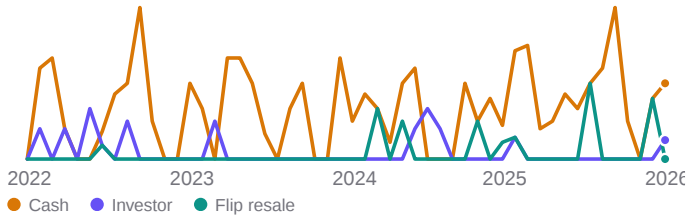
2.7%



BUYERS & OUTCOMES

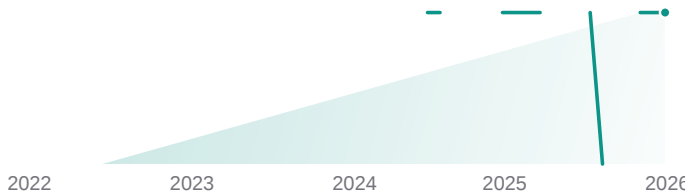
Buyer mix

Cash 50% · Investor 13% · Flip resale 0%



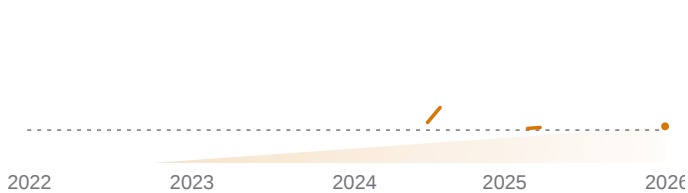
Sellers who sold at a gain

100%

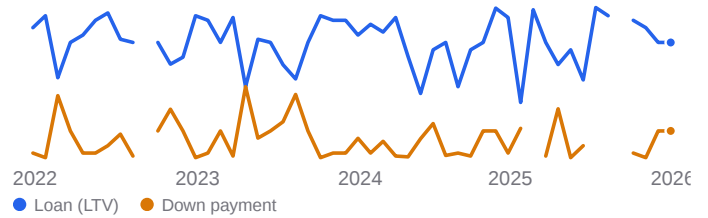


Median annualized return at resale

+7.4%

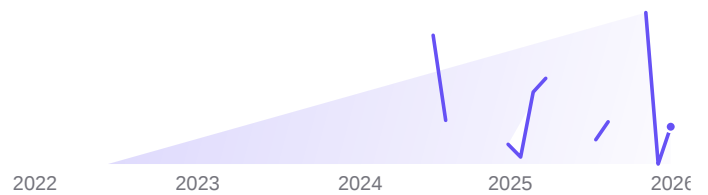


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,830
Median value (AVM)	\$332K
Median size	1,470 ft²
Median bedrooms	3
Median year built	1978
Single family	80%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.5%
Owner occupied	62%
Company owned	9.0%
Median loan-to-value	42%

Typical ownership tenure

19.7 yrs

COMMUNITY

Population	1,274
Density	327 / mi²
Median household income	\$93K
Average household income	\$92K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	67
Homes occupied	89%
Bachelor's or higher	28%
Poverty rate	5.7%
Unemployment	1.1%
Average temp	46°F
Annual precip	47 in
Sunshine	50%

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.