

Clinton

Community · ME · Maine > Kennebec County

BALANCED MARKET

\$155K

MEDIAN SALE PRICE

-44.5%

1-YR CHANGE

46

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



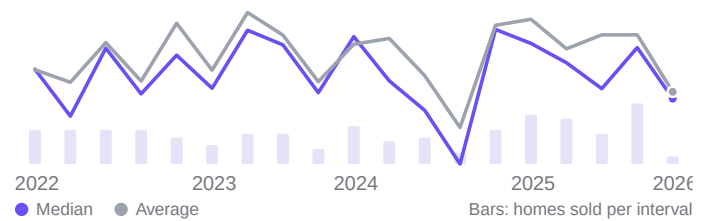
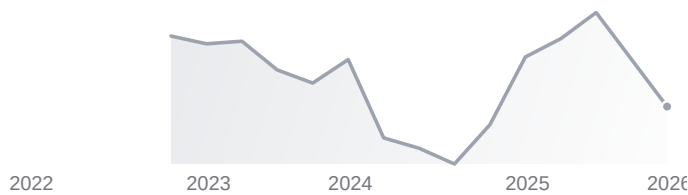
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$120K · Average \$130K

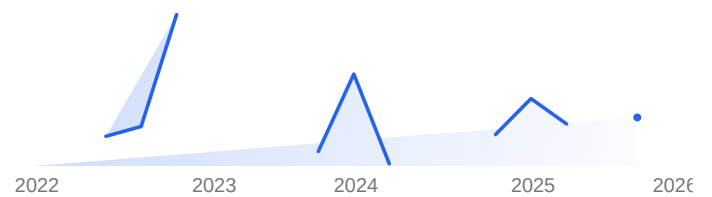
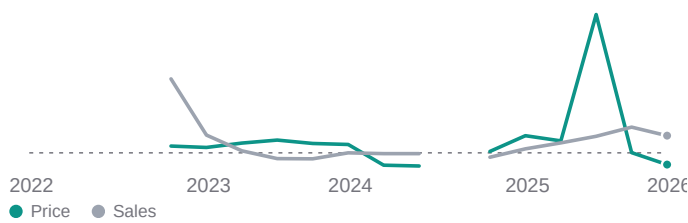


Growth (year over year)

Price -44.5% · Sales +64.3%

Price per square foot

\$131/ft²

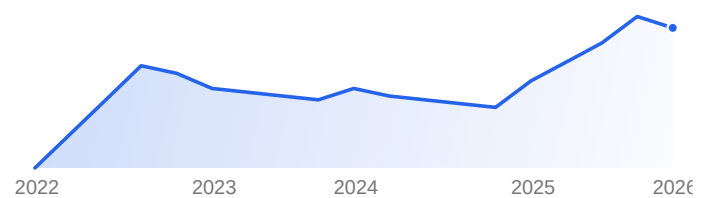
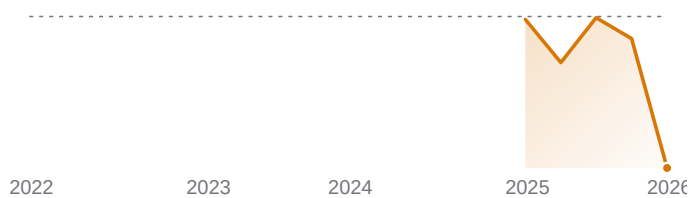


Sale premium vs estimated value

-54.5%

Annual turnover (share of homes sold)

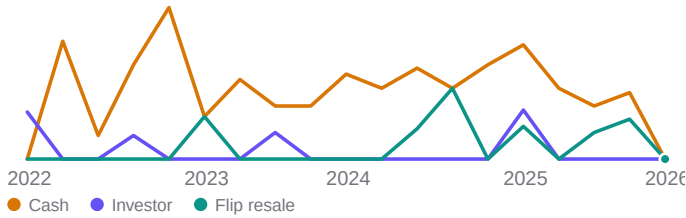
3.6%



BUYERS & OUTCOMES

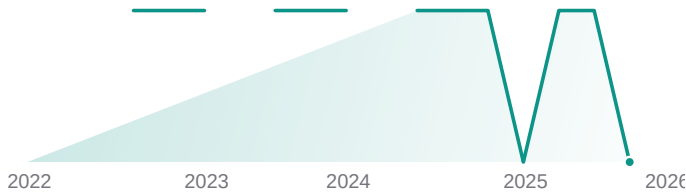
Buyer mix

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



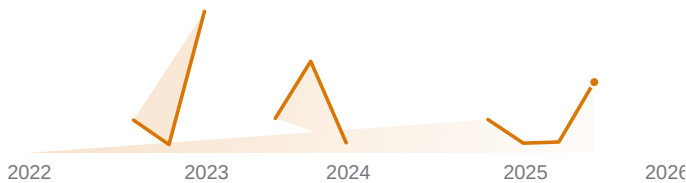
Sellers who sold at a gain

75%

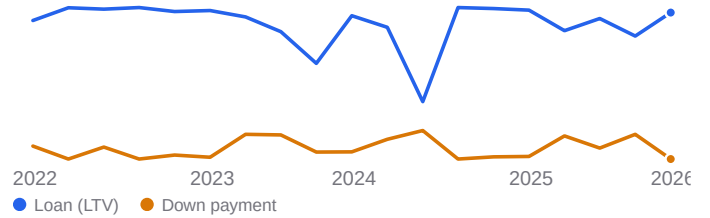


Median annualized return at resale

+73.0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 1.8%



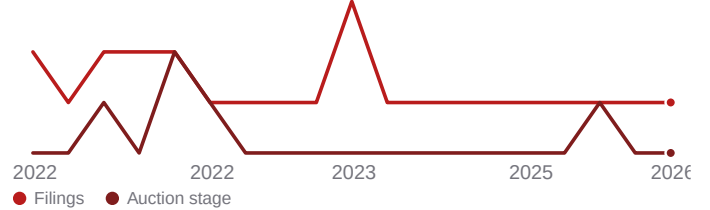
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,292
Median value (AVM)	\$230K
Median size	1,261 ft²
Median bedrooms	3
Median year built	1975
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.8%
Owner occupied	70%
Company owned	2.9%
Median loan-to-value	42%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,385
Density	156 / mi²
Median household income	\$65K
Average household income	\$73K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	67
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	7.5%
Unemployment	0.8%
Average temp	43°F
Annual precip	44 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.