

Androscoggin County, ME

County · ME · Maine

SELLER'S MARKET

\$345K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

1,335

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



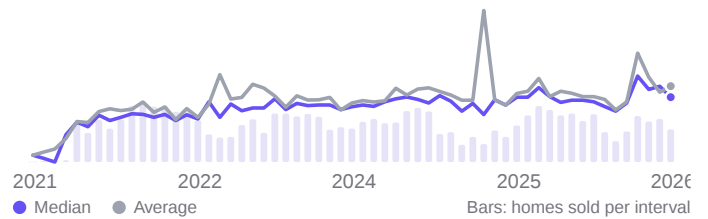
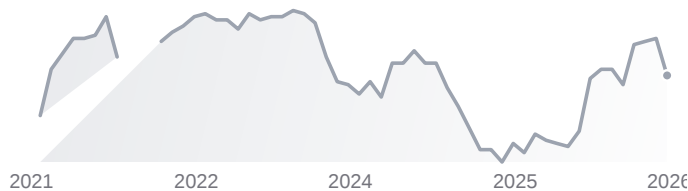
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$325K · Average \$360K

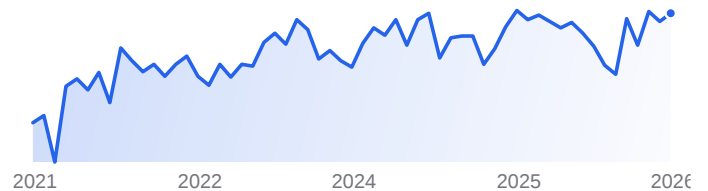
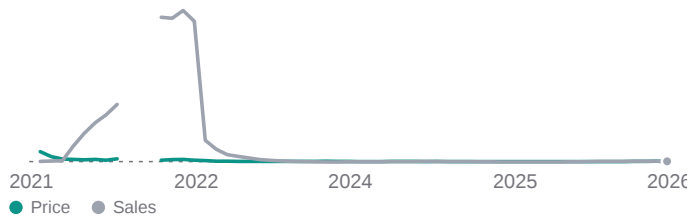


Growth (year over year)

Price +2.9% · Sales +14.4%

Price per square foot

\$242/ft²

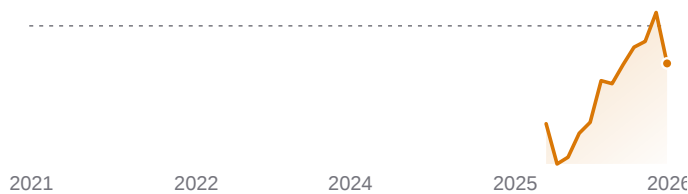


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

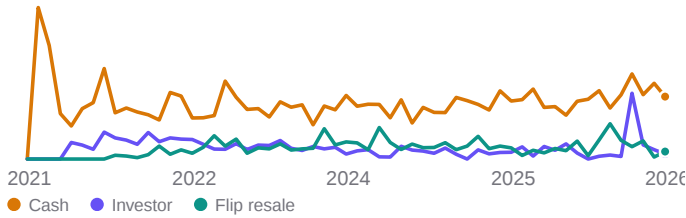
3.6%



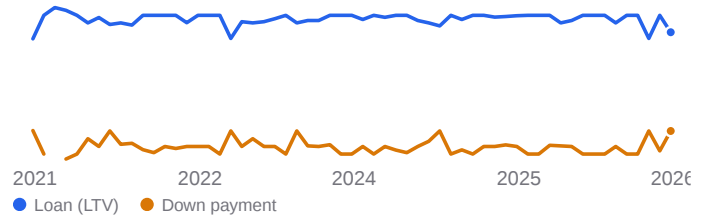
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 2.2% · Flip resale 3.3%

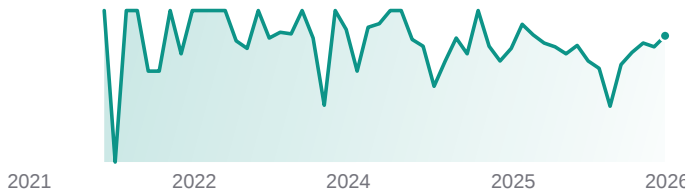


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



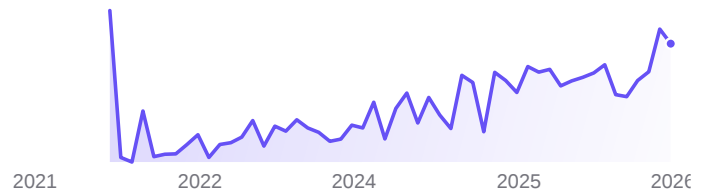
Sellers who sold at a gain

92%



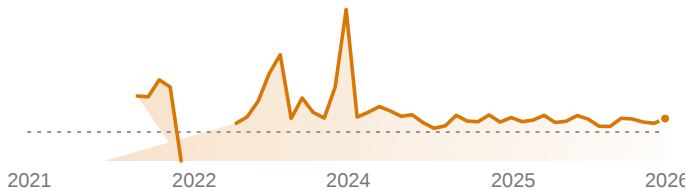
Typical hold before selling

2.9 yrs



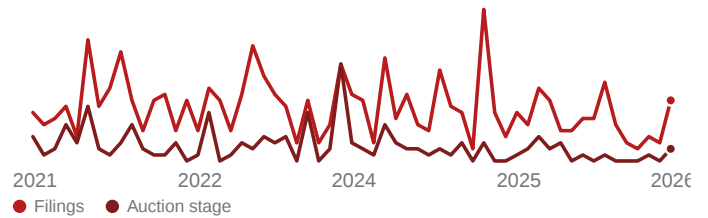
Median annualized return at resale

+8.5%



Preforeclosure filings

Filings 10 · Auction stage 2



HOUSING STOCK

Homes	36,816
Median value (AVM)	\$324K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1970
Single family	78%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.0%
Owner occupied	72%
Company owned	8.5%
Median loan-to-value	47%

Typical ownership tenure

17.9 yrs

COMMUNITY

Population	115,613
Density	247 / mi²
Median household income	\$68K
Average household income	\$87K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	89
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	45°F
Annual precip	46 in
Sunshine	57%

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.