

Franklin County, ME

County · ME · Maine

SELLER'S MARKET

\$292K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

521

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

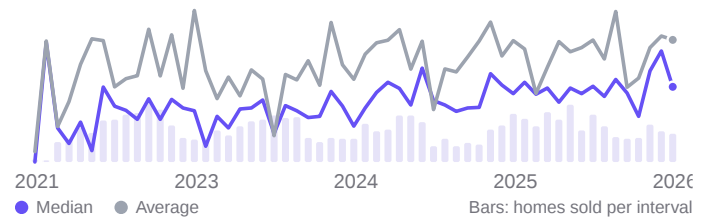
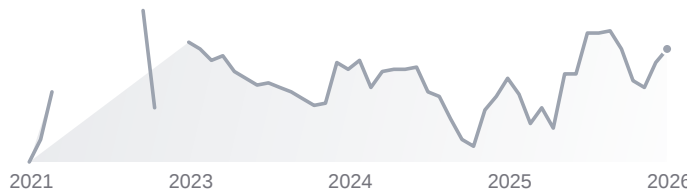
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$262K · Average \$344K

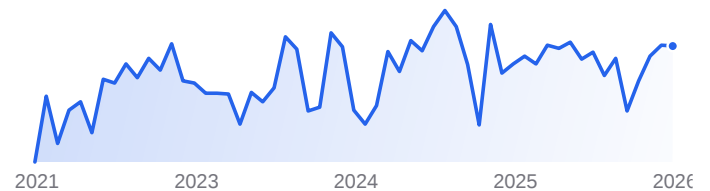
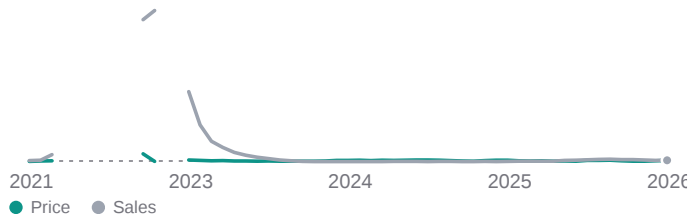


Growth (year over year)

Price +14.0% · Sales +15.8%

Price per square foot

\$231/ft²

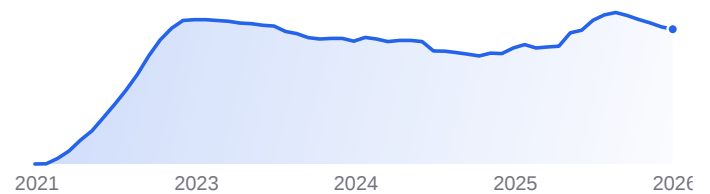
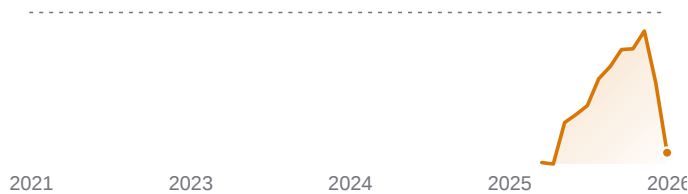


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

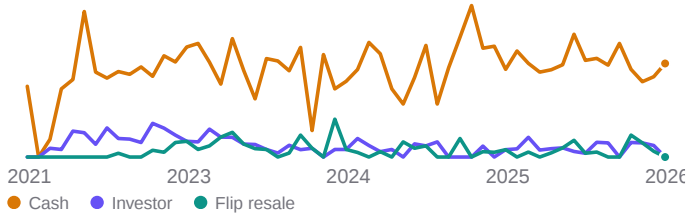
3.5%



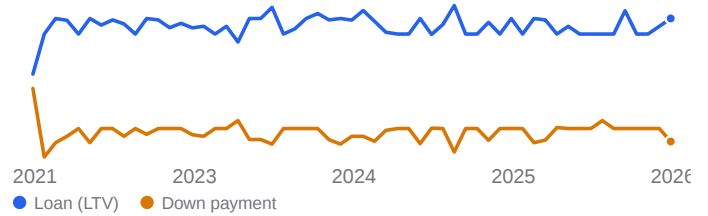
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 0%

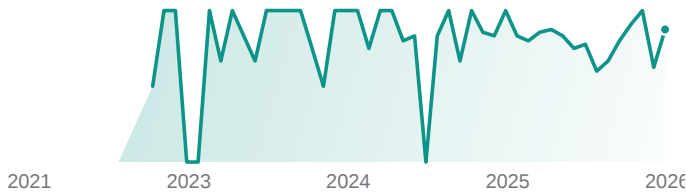


Financing (share of purchase price) Loan (LTV) 90% · Down payment 12%



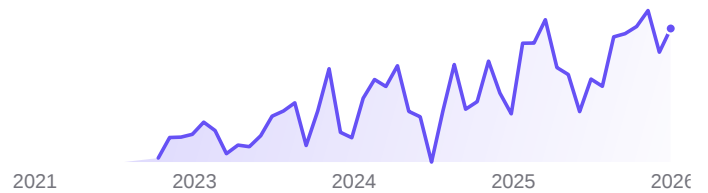
Sellers who sold at a gain

88%



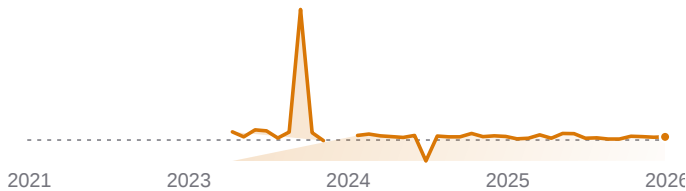
Typical hold before selling

2.8 yrs



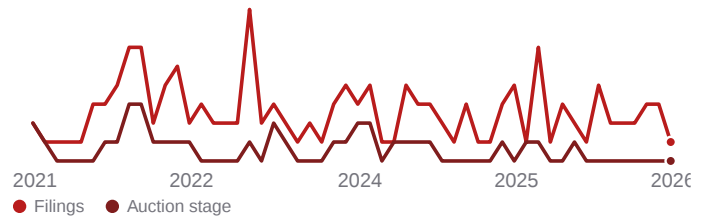
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,919
Median value (AVM)	\$257K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1975
Single family	89%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.7%
Owner occupied	49%
Company owned	8.5%
Median loan-to-value	38%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	31,090
Density	18 / mi²
Median household income	\$59K
Average household income	\$79K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	74
Homes occupied	65%
Bachelor's or higher	19%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	41°F
Annual precip	46 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.