

Hancock County, ME

County · ME · Maine

BALANCED MARKET

\$364K

MEDIAN SALE PRICE

+7.0%

1-YR CHANGE

596

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



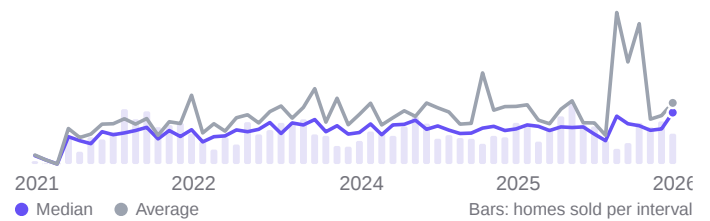
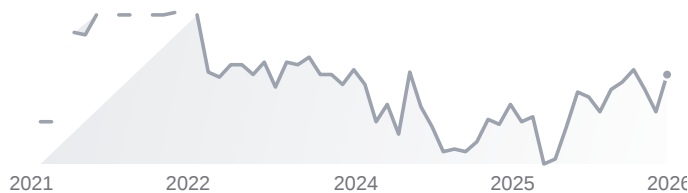
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$459K · Average \$540K

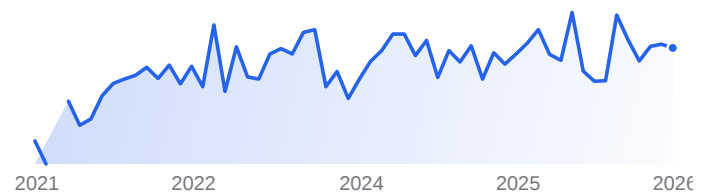
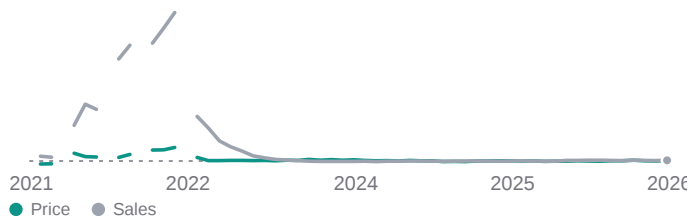


Growth (year over year)

Price +7.0% · Sales +15.7%

Price per square foot

\$266/ft²

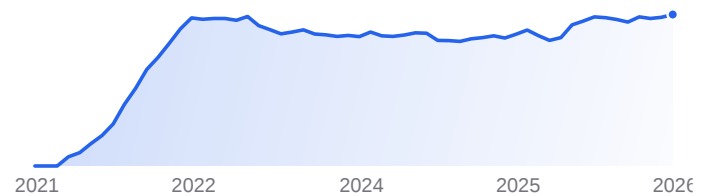
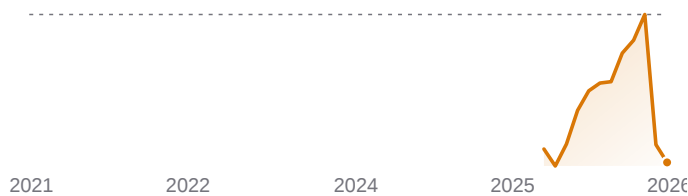


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

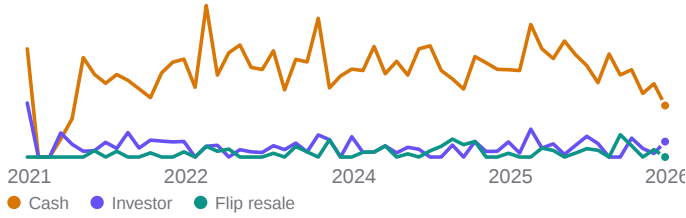
1.8%



BUYERS & OUTCOMES

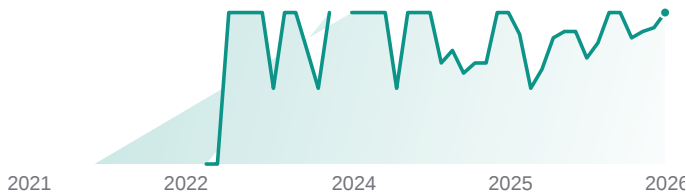
Buyer mix

Cash 24% · Investor 7.1% · Flip resale 0%



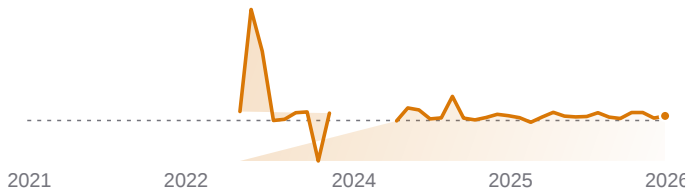
Sellers who sold at a gain

100%

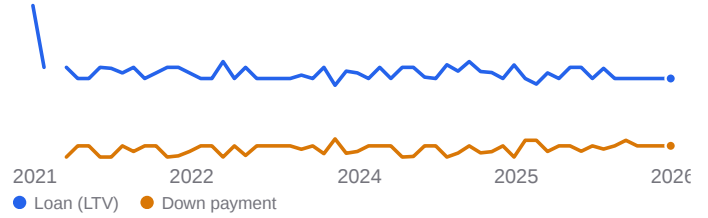


Median annualized return at resale

+7.0%

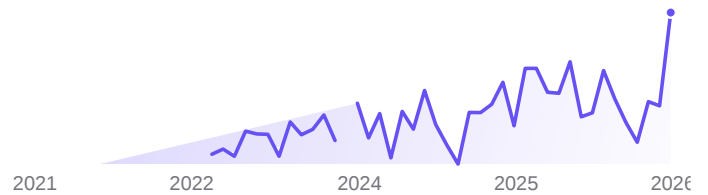


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



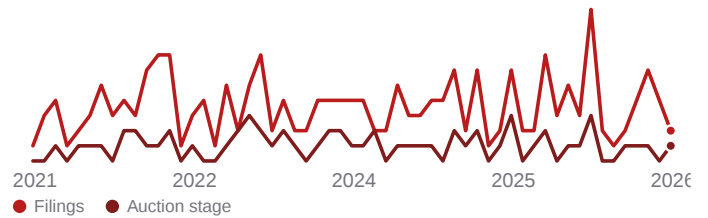
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	33,767
Median value (AVM)	\$379K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1982
Single family	84%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.7%
Owner occupied	45%
Company owned	13%
Median loan-to-value	38%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	57,268
Density	36 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	54
Homes occupied	66%
Bachelor's or higher	26%
Poverty rate	11.8%
Unemployment	1.1%
Average temp	45°F
Annual precip	49 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.