

Kennebec County, ME

County · ME · Maine

SELLER'S MARKET

\$313K

MEDIAN SALE PRICE

+8.4%

1-YR CHANGE

1,624

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

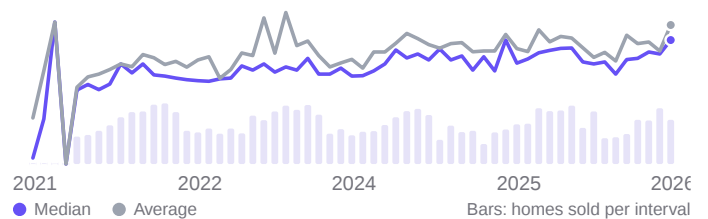
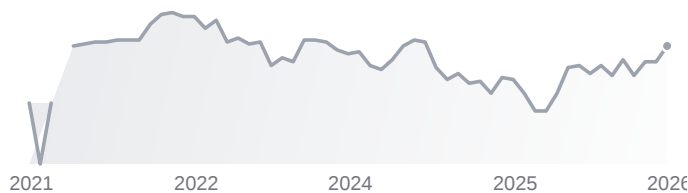
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$335K · Average \$373K

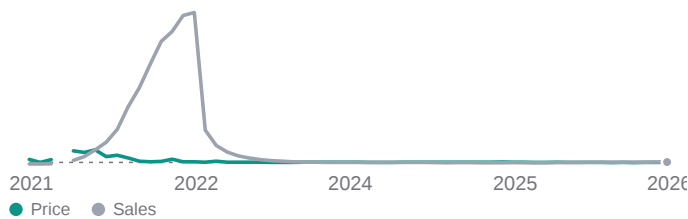


Growth (year over year)

Price +8.4% · Sales +15.4%

Price per square foot

\$206/ft²

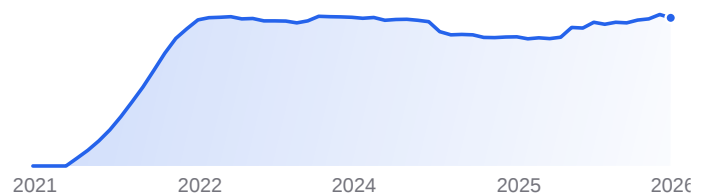
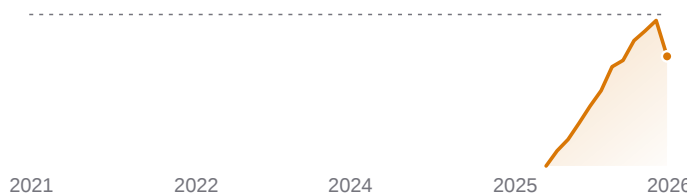


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

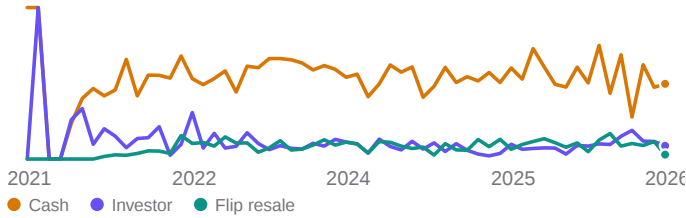
3.2%



BUYERS & OUTCOMES

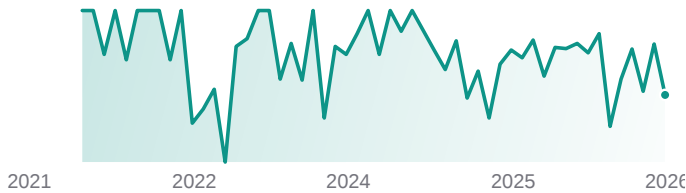
Buyer mix

Cash 25% · Investor 4.4% · Flip resale 1.5%



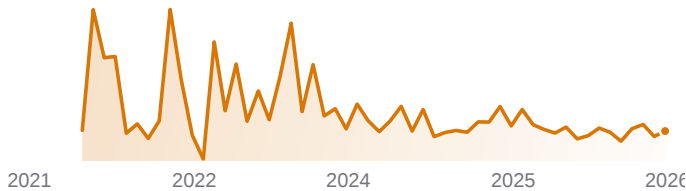
Sellers who sold at a gain

79%

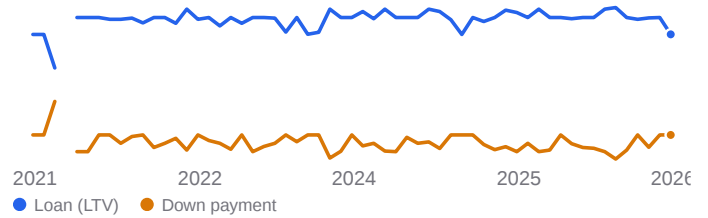


Median annualized return at resale

+8.3%

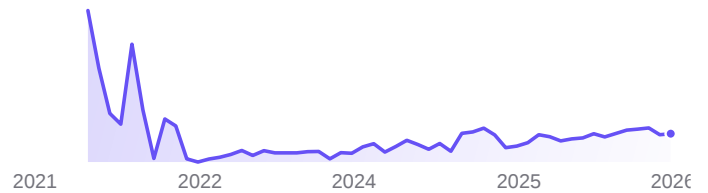


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



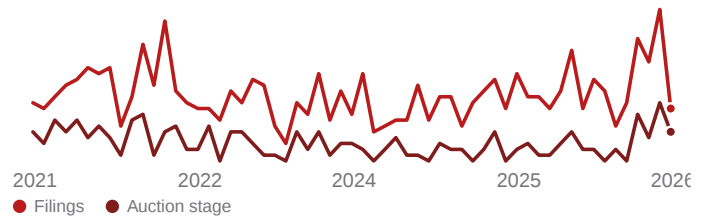
Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 9 · Auction stage 5



HOUSING STOCK

Homes	49,986
Median value (AVM)	\$308K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1970
Single family	86%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.1%
Owner occupied	67%
Company owned	8.0%
Median loan-to-value	42%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	128,991
Density	149 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	72
Homes occupied	87%
Bachelor's or higher	18%
Poverty rate	12.8%
Unemployment	0.8%
Average temp	44°F
Annual precip	44 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.