

Knox County, ME

County · ME · Maine

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

499

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



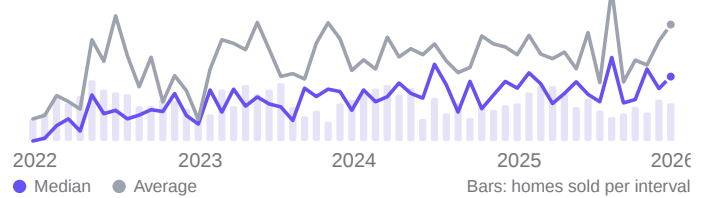
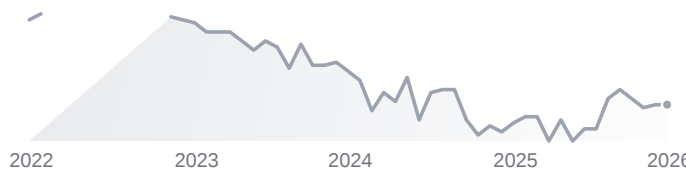
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$439K · Average \$592K

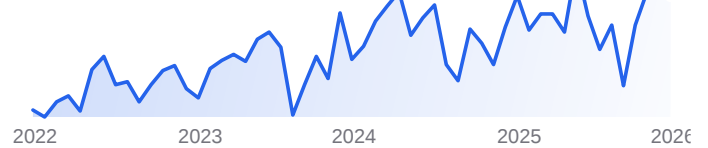
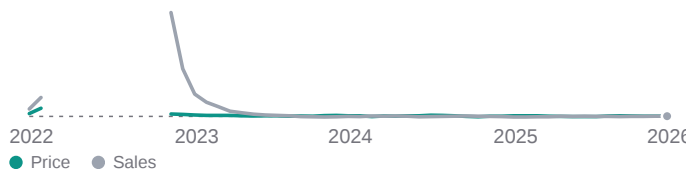


Growth (year over year)

Price +1.9% · Sales +3.5%

Price per square foot

\$311/ft²

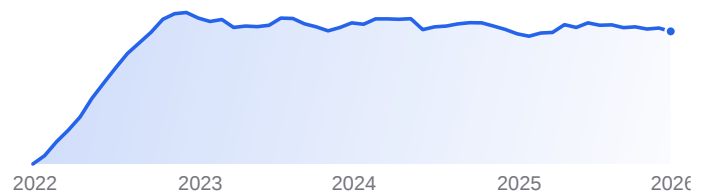
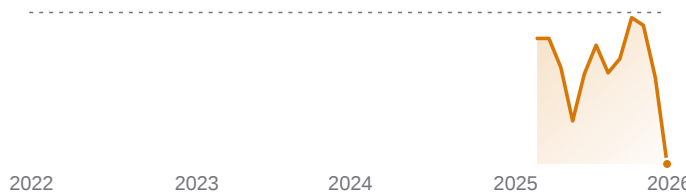


Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

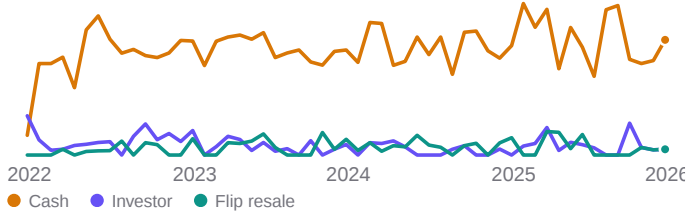
2.1%



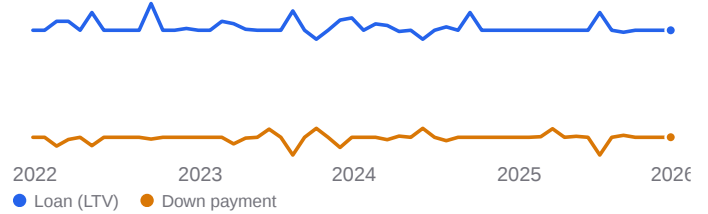
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 2.4% · Flip resale 2.4%

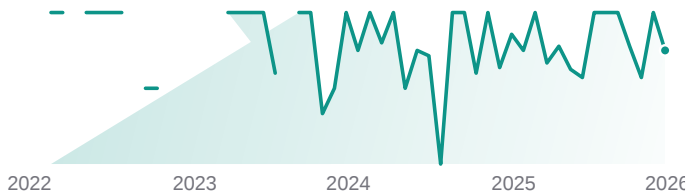


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



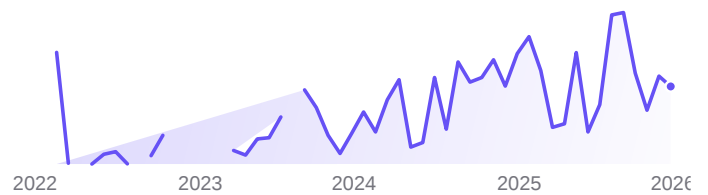
Sellers who sold at a gain

75%



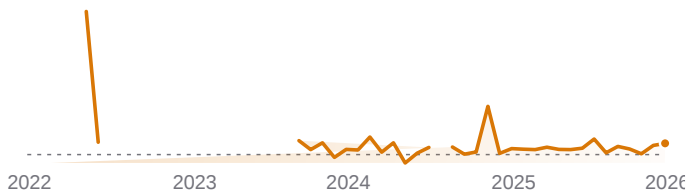
Typical hold before selling

1.7 yrs



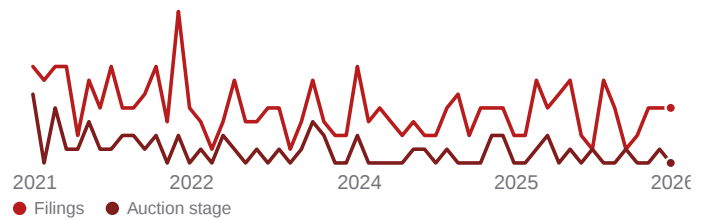
Median annualized return at resale

+13.0%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	23,912
Median value (AVM)	\$395K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1975
Single family	89%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.2%
Owner occupied	46%
Company owned	11%
Median loan-to-value	36%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	41,225
Density	113 / mi²
Median household income	\$73K
Average household income	\$92K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	53
Homes occupied	76%
Bachelor's or higher	27%
Poverty rate	10.4%
Unemployment	0.9%
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.