

Lincoln County, ME

County · ME · Maine

BUYER'S MARKET

\$401K

MEDIAN SALE PRICE

-6.6%

1-YR CHANGE

489

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



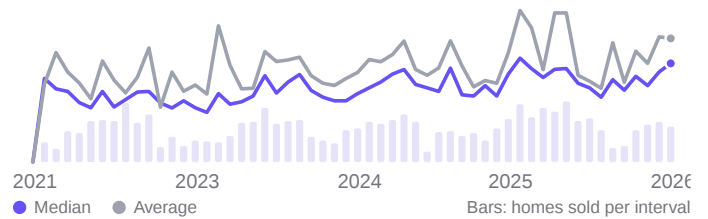
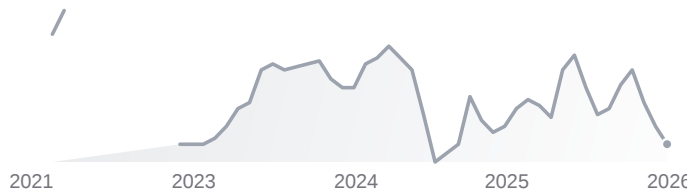
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$445K · Average \$552K

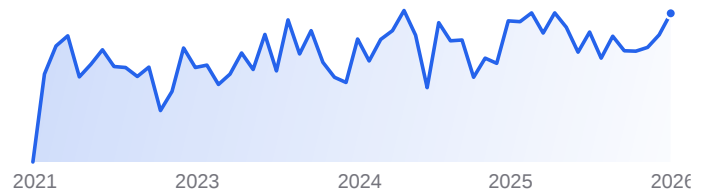
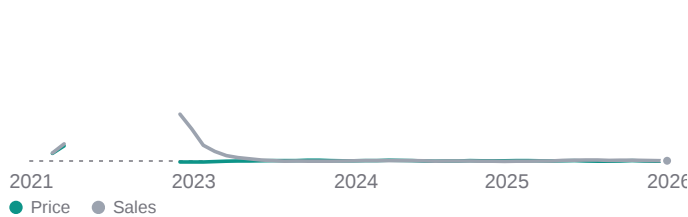


Growth (year over year)

Price -6.6% · Sales +10.1%

Price per square foot

\$338/ft²

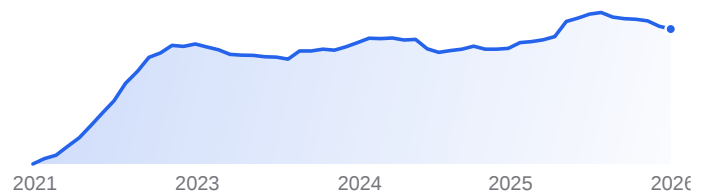


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

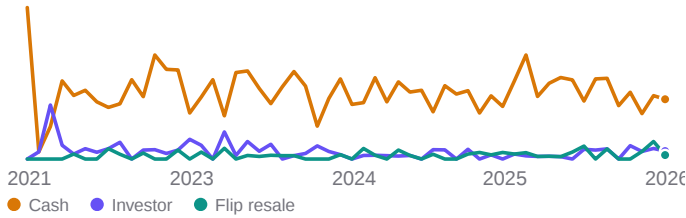
2.5%



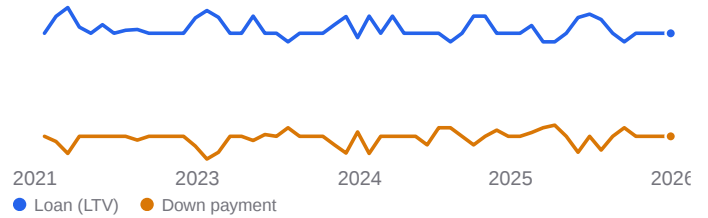
BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 5.3% · Flip resale 2.6%

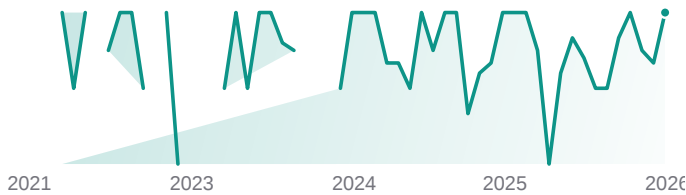


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



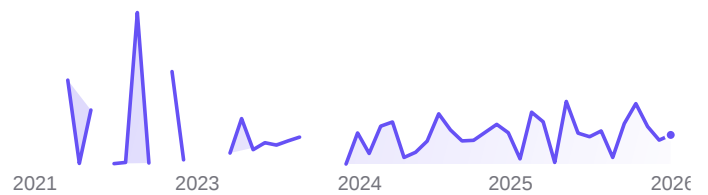
Sellers who sold at a gain

100%



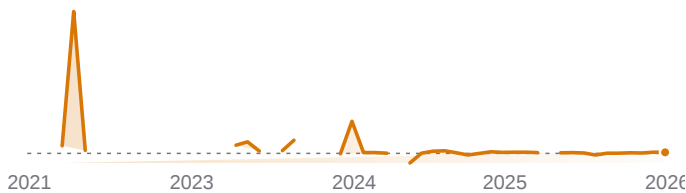
Typical hold before selling

1.4 yrs



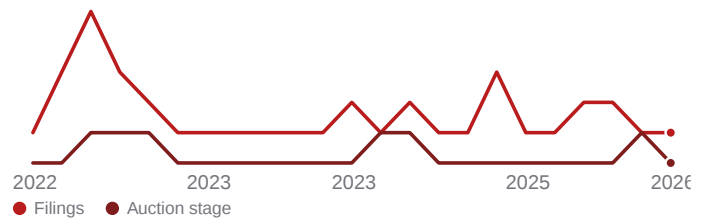
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	19,258
Median value (AVM)	\$395K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1980
Single family	90%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	55%
Company owned	12%
Median loan-to-value	37%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	36,818
Density	81 / mi²
Median household income	\$74K
Average household income	\$95K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	64
Homes occupied	71%
Bachelor's or higher	25%
Poverty rate	6.9%
Unemployment	0.9%
Average temp	45°F
Annual precip	47 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.