

Oxford County, ME

County · ME · Maine

SELLER'S MARKET

\$307K

MEDIAN SALE PRICE

+15.4%

1-YR CHANGE

982

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

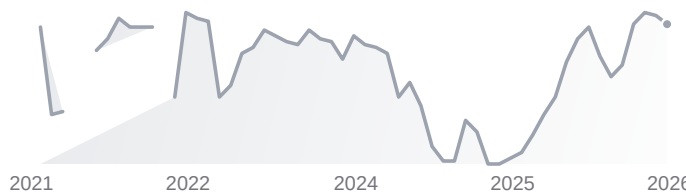
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

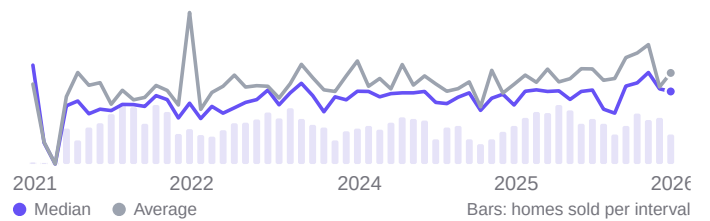
Market temperature (0-100)

69 / 100



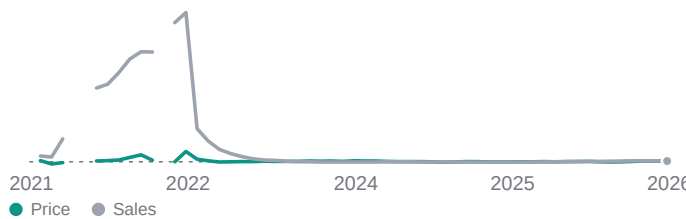
Sale prices

Median \$280K · Average \$348K



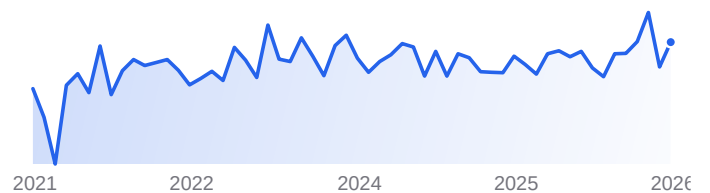
Growth (year over year)

Price +15.4% · Sales +23.8%



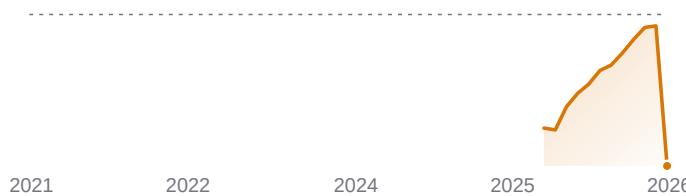
Price per square foot

\$263/ft²



Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

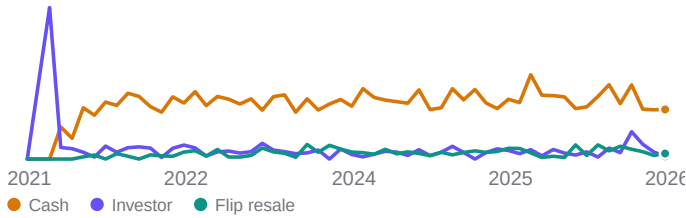
3.4%



BUYERS & OUTCOMES

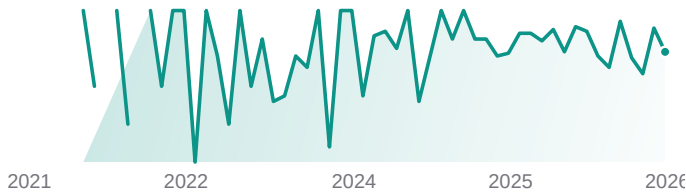
Buyer mix

Cash 33% · Investor 1.8% · Flip resale 3.6%



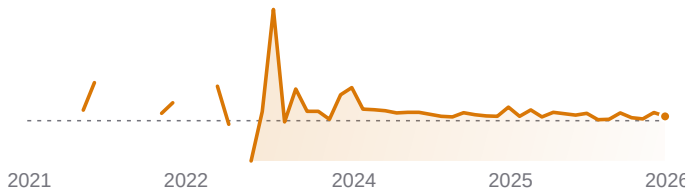
Sellers who sold at a gain

82%

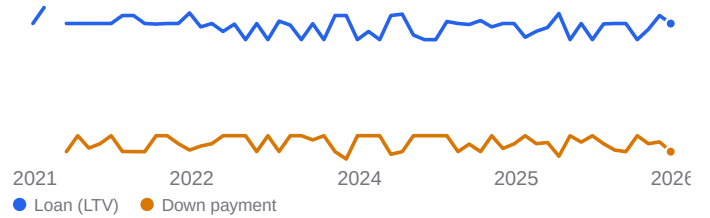


Median annualized return at resale

+5.3%

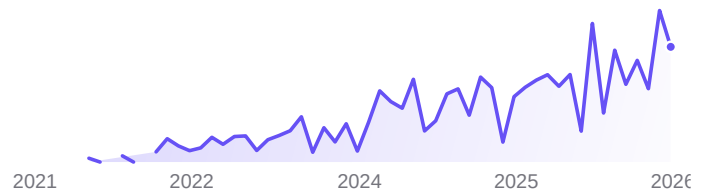


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



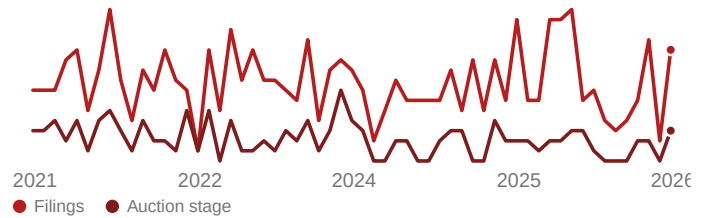
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 11 · Auction stage 3



HOUSING STOCK

Homes	28,599
Median value (AVM)	\$280K
Median size	1,144 ft²
Median bedrooms	3
Median year built	1980
Single family	86%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.9%
Owner occupied	56%
Company owned	9.8%
Median loan-to-value	41%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	60,482
Density	29 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	90
Homes occupied	72%
Bachelor's or higher	15%
Poverty rate	14.9%
Unemployment	0.9%
Average temp	43°F
Annual precip	46 in
Sunshine	57%

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.