

Penobscot County, ME

County · ME · Maine

BALANCED MARKET

\$284K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

1,818

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

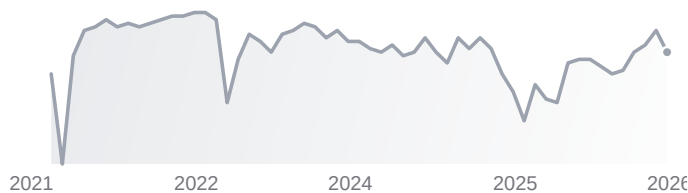
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

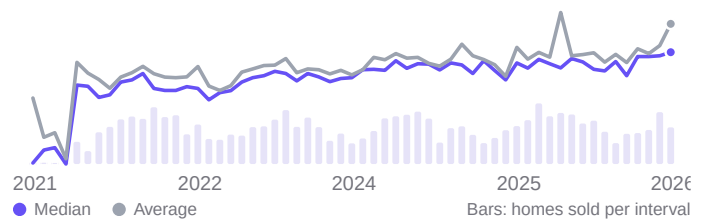
Market temperature (0–100)

59 / 100



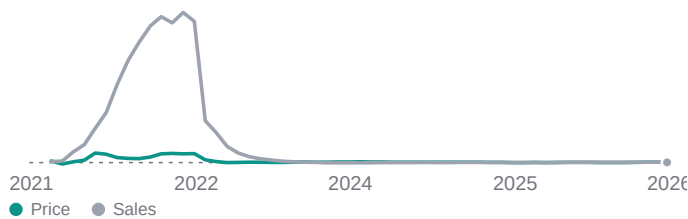
Sale prices

Median \$290K · Average \$357K



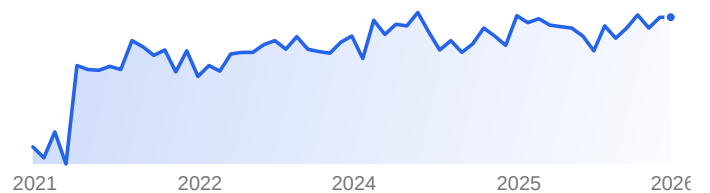
Growth (year over year)

Price +7.7% · Sales +5.4%



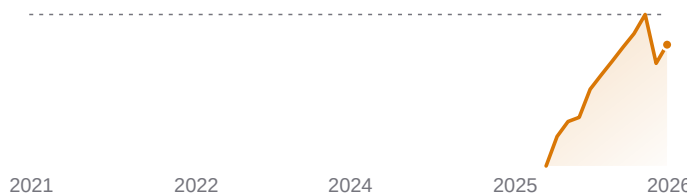
Price per square foot

\$211/ft²



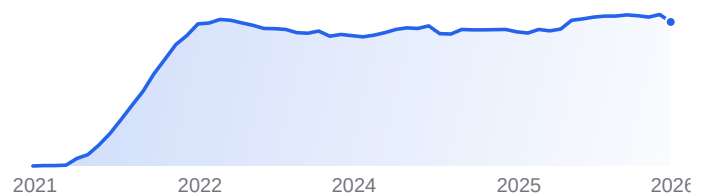
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

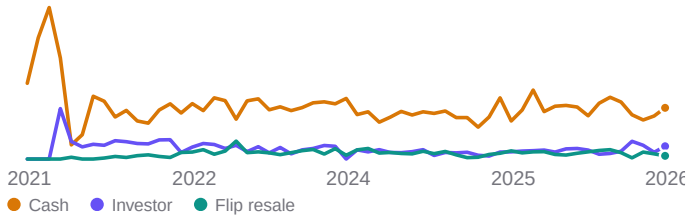
3.3%



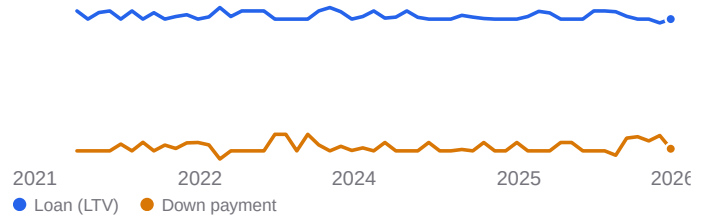
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 8.5% · Flip resale 2.1%

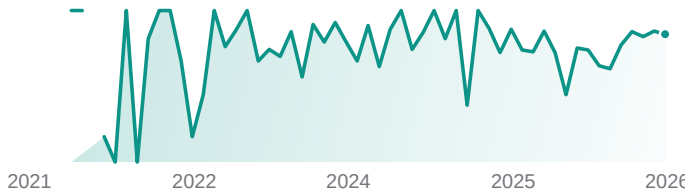


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



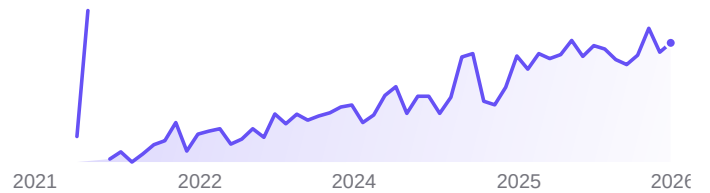
Sellers who sold at a gain

91%



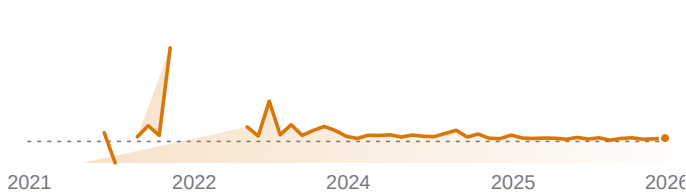
Typical hold before selling

2.3 yrs



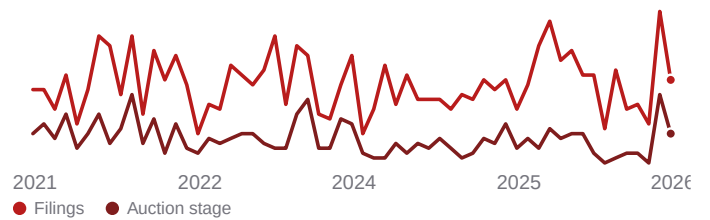
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 17 · Auction stage 6



HOUSING STOCK

Homes	55,117
Median value (AVM)	\$263K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1970
Single family	88%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.6%
Owner occupied	66%
Company owned	9.0%
Median loan-to-value	45%

Typical ownership tenure

20.6 yrs

COMMUNITY

Population	157,519
Density	46 / mi²
Median household income	\$61K
Average household income	\$82K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	63
Homes occupied	87%
Bachelor's or higher	20%
Poverty rate	12.1%
Unemployment	0.9%
Average temp	43°F
Annual precip	42 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.