

Piscataquis County, ME

County · ME · Maine

BUYER'S MARKET

\$210K

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

255

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



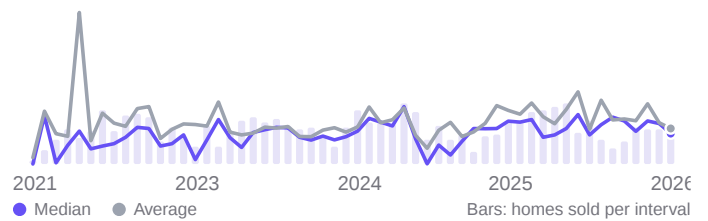
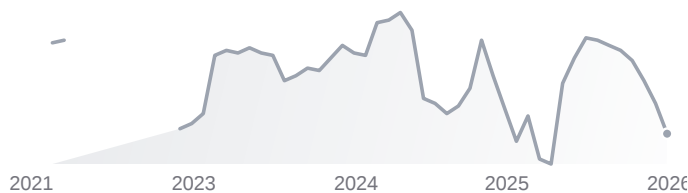
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$180K · Average \$200K

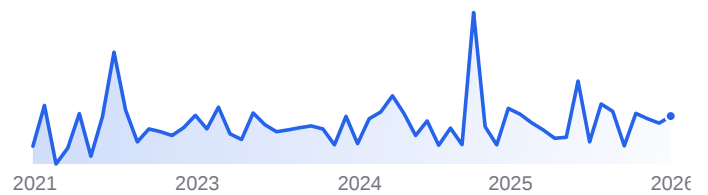
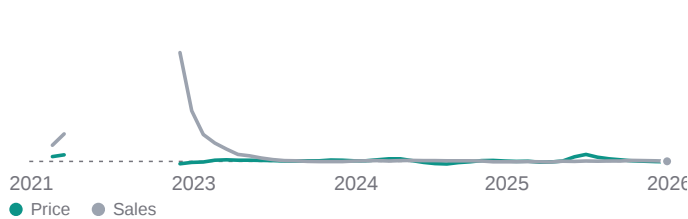


Growth (year over year)

Price -8.6% · Sales +1.2%

Price per square foot

\$175/ft²

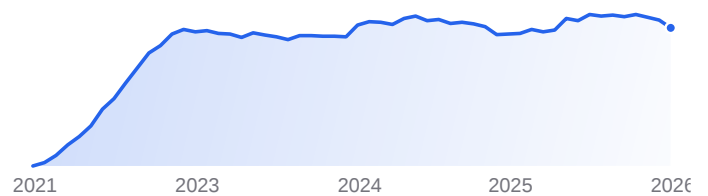
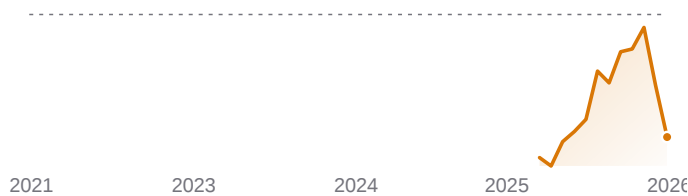


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

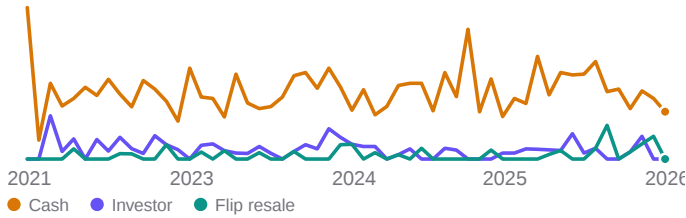
3.4%



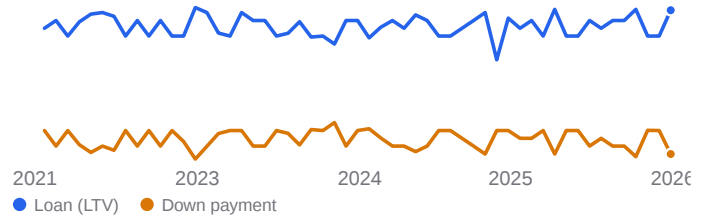
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 0%

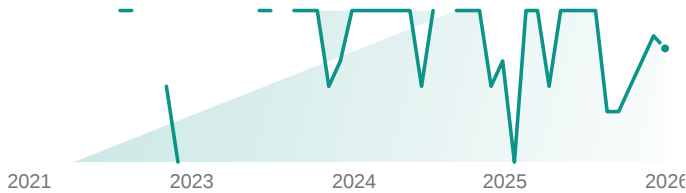


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



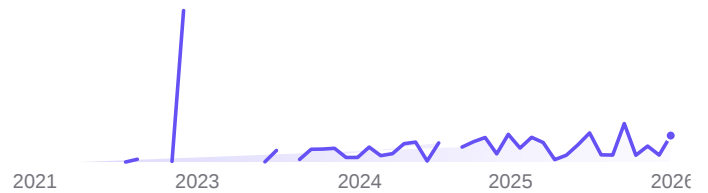
Sellers who sold at a gain

75%



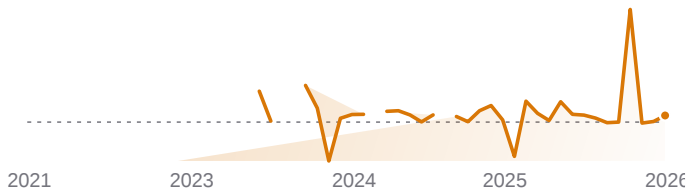
Typical hold before selling

2.8 yrs



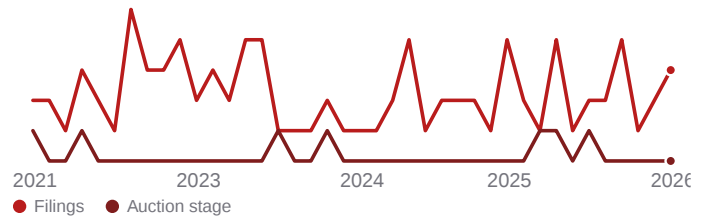
Median annualized return at resale

+11.5%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,455
Median value (AVM)	\$204K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1958
Single family	96%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.3%
Owner occupied	54%
Company owned	7.2%
Median loan-to-value	39%

Typical ownership tenure

21.2 yrs

COMMUNITY

Population	17,586
Density	4 / mi²
Median household income	\$54K
Average household income	\$76K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	68
Homes occupied	57%
Bachelor's or higher	16%
Poverty rate	13.2%
Unemployment	1.4%
Average temp	40°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.