

Waldo County, ME

County · ME · Maine

BALANCED MARKET

\$333K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

494

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



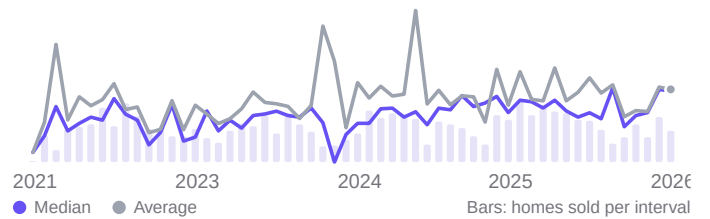
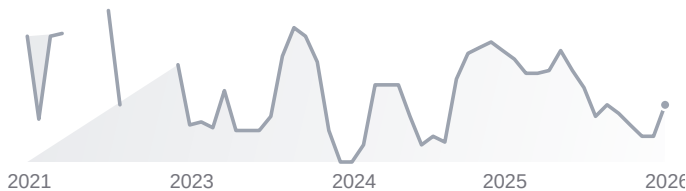
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$355K · Average \$360K

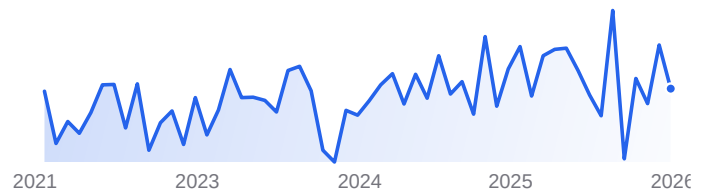
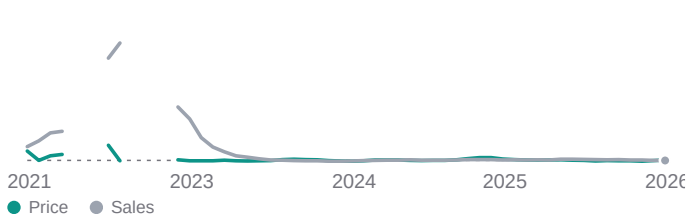


Growth (year over year)

Price +7.5% · Sales -1.4%

Price per square foot

\$239/ft²

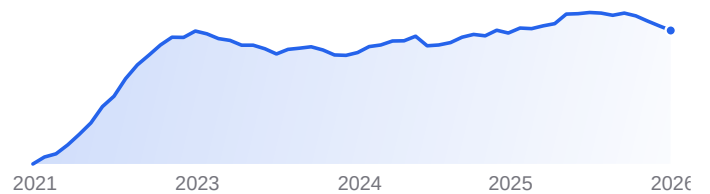


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

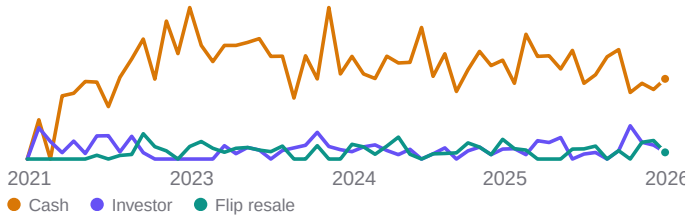
2.7%



BUYERS & OUTCOMES

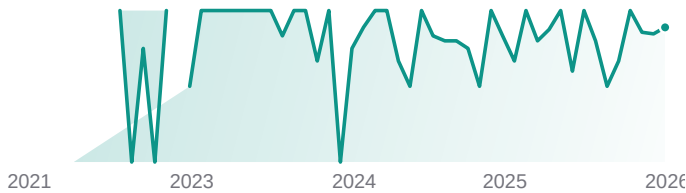
Buyer mix

Cash 35% · Investor 2.9% · Flip resale 2.9%



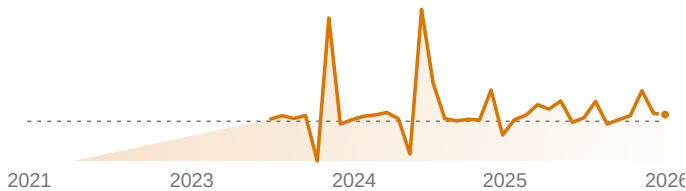
Sellers who sold at a gain

89%

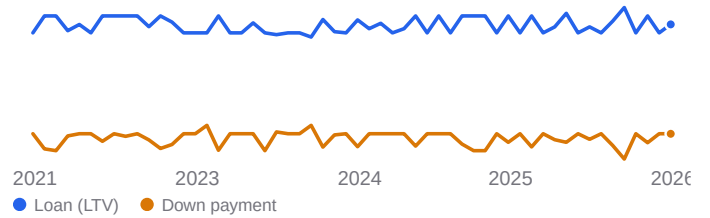


Median annualized return at resale

+9.2%

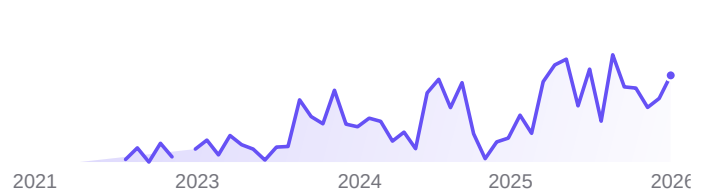


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



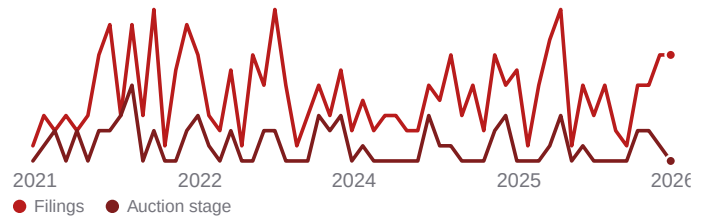
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	18,083
Median value (AVM)	\$299K
Median size	1,168 ft²
Median bedrooms	3
Median year built	1980
Single family	94%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.5%
Owner occupied	66%
Company owned	8.5%
Median loan-to-value	39%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	40,991
Density	56 / mi²
Median household income	\$65K
Average household income	\$83K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	60
Homes occupied	78%
Bachelor's or higher	20%
Poverty rate	11.8%
Unemployment	0.9%
Average temp	45°F
Annual precip	46 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.