

Washington County, ME

County · ME · Maine

BALANCED MARKET

\$204K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

370

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



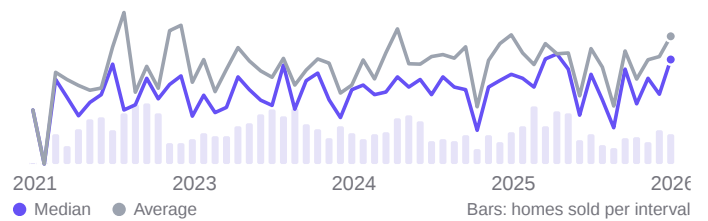
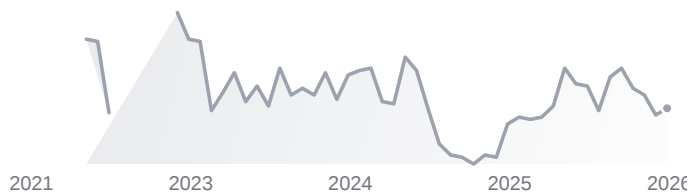
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$239K · Average \$285K

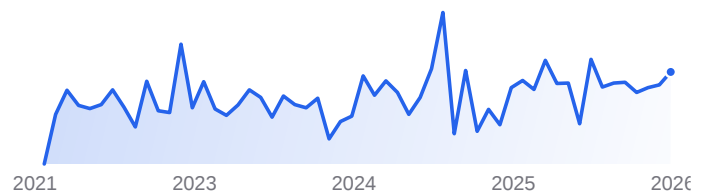
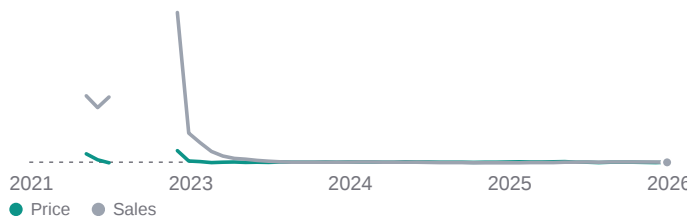


Growth (year over year)

Price +2.5% · Sales -4.1%

Price per square foot

\$225/ft²

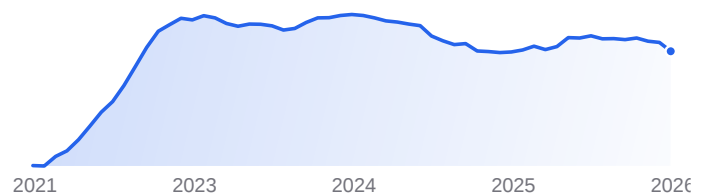
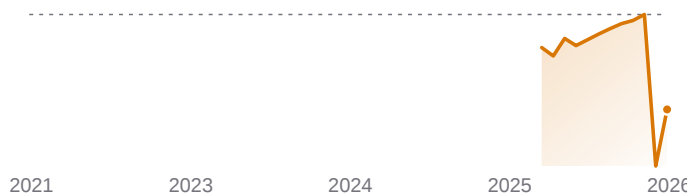


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

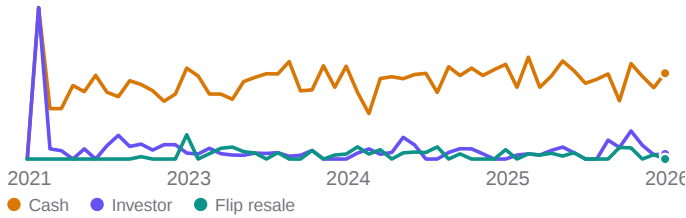
2.6%



BUYERS & OUTCOMES

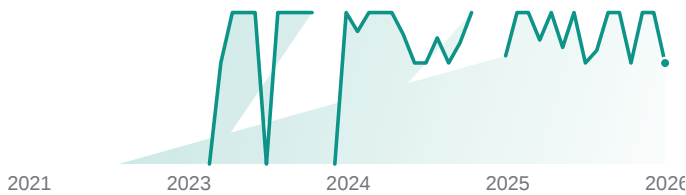
Buyer mix

Cash 57% · Investor 3.3% · Flip resale 0%



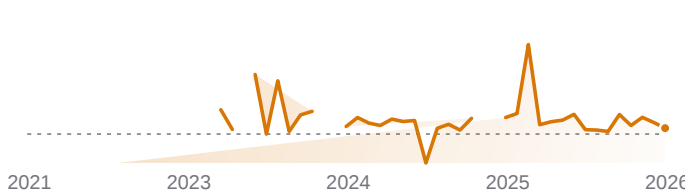
Sellers who sold at a gain

67%

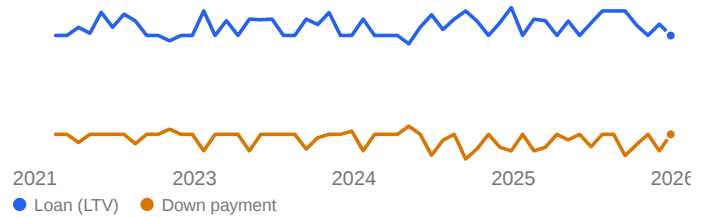


Median annualized return at resale

+4.2%

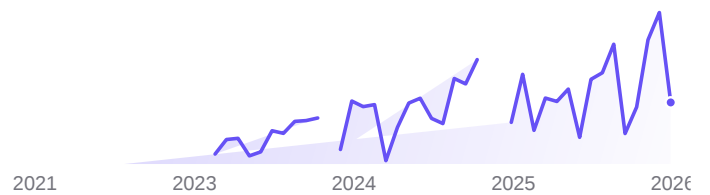


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



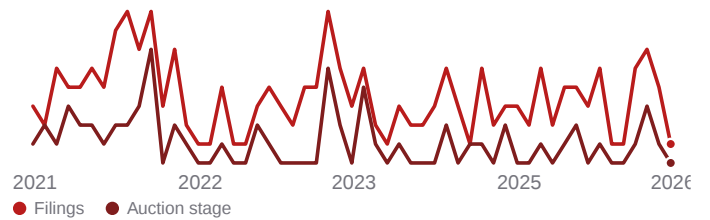
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,377
Median value (AVM)	\$177K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1972
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.4%
Owner occupied	52%
Company owned	6.4%
Median loan-to-value	34%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	31,662
Density	12 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	80
Homes occupied	68%
Bachelor's or higher	17%
Poverty rate	14.9%
Unemployment	1.2%
Average temp	43°F
Annual precip	48 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.