

# Fryeburg 04037

ZIP code · ME · Maine · Oxford County · Fryeburg

BALANCED MARKET

\$585K

MEDIAN SALE PRICE

+63.4%

1-YR CHANGE

43

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



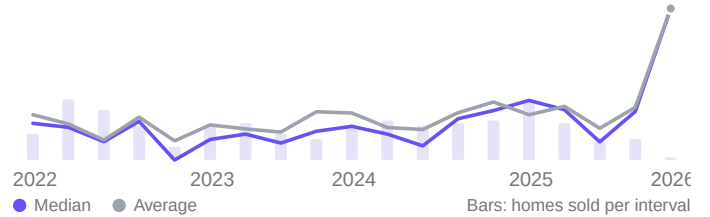
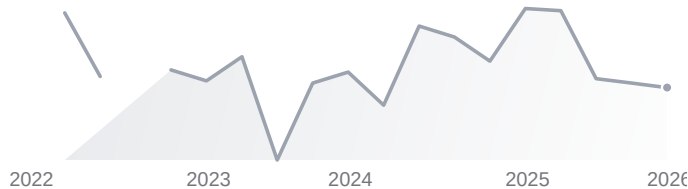
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$860K · Average \$860K

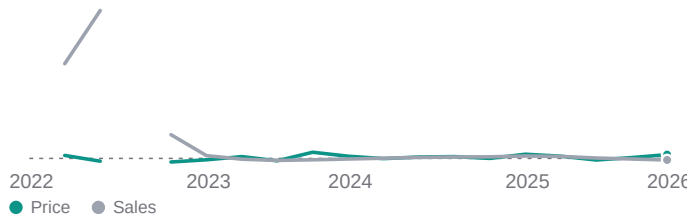


Growth (year over year)

Price +63.4% · Sales -27.1%

Price per square foot

\$422/ft²

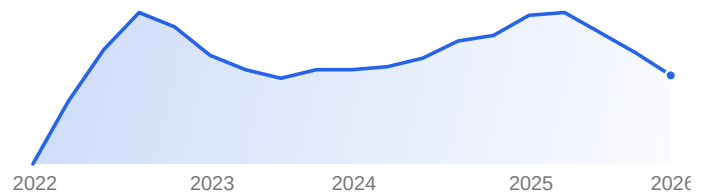


Sale premium vs estimated value

+55.7%

Annual turnover (share of homes sold)

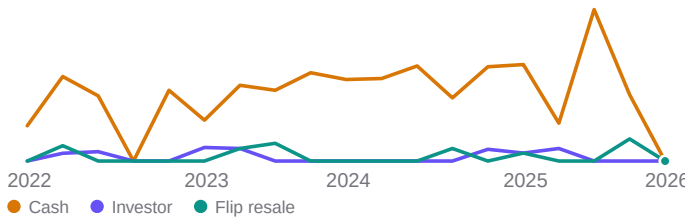
2.3%



## BUYERS & OUTCOMES

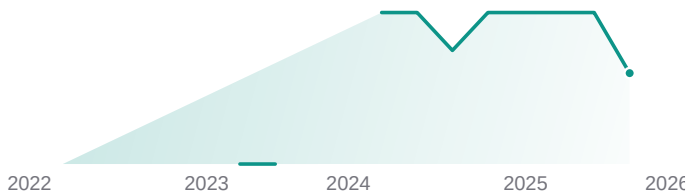
### Buyer mix

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



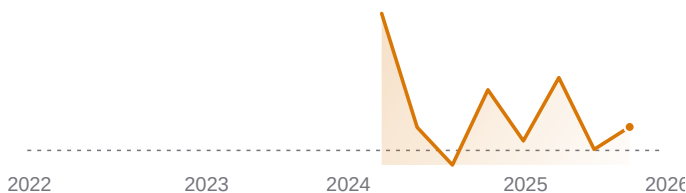
### Sellers who sold at a gain

60%

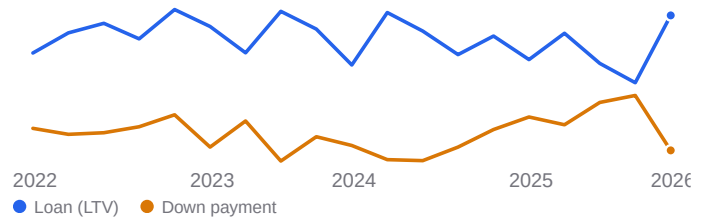


### Median annualized return at resale

+10.1%

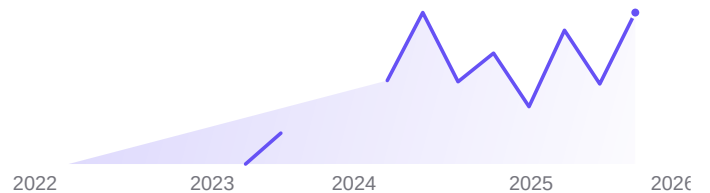


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



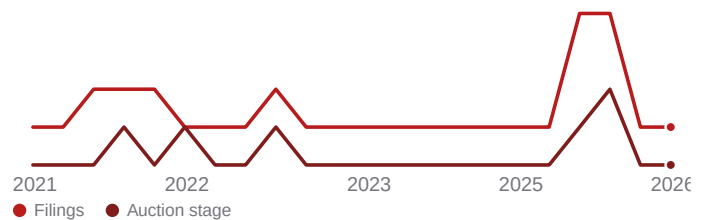
### Typical hold before selling

2.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,868     |
| Median value (AVM) | \$327K    |
| Median size        | 1,345 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1972      |
| Single family      | 86%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 62%       |
| Underwater (LTV 125% or more) | 2.5%      |
| Owner occupied                | 51%       |
| Company owned                 | 11%       |
| Median loan-to-value          | 43%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 3,739    |
| Density                          | 41 / mi² |
| Median household income          | \$59K    |
| Average household income         | \$73K    |
| Crime index (US avg 100)         | 131      |
| Air pollution index (US avg 100) | 80       |
| Earthquake index (US avg 100)    | 104      |
| Homes occupied                   | 75%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 11.3%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 44°F     |
| Annual precip                    | 47 in    |
| Sunshine                         | 57%      |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.