

Hiram 04041

ZIP code · ME · Maine · Oxford County

SELLER'S MARKET

\$331K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

37

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

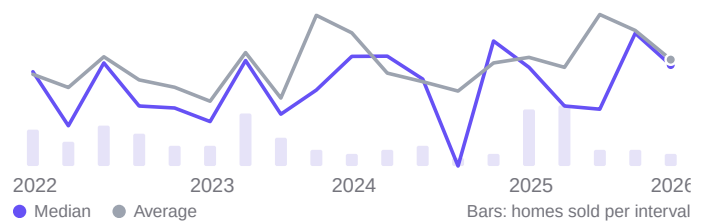
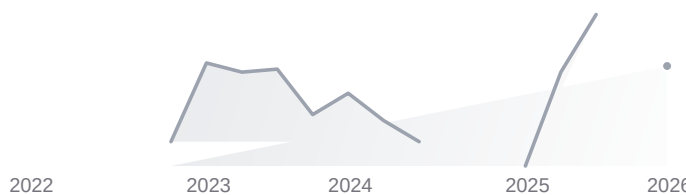
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$282K · Average \$295K

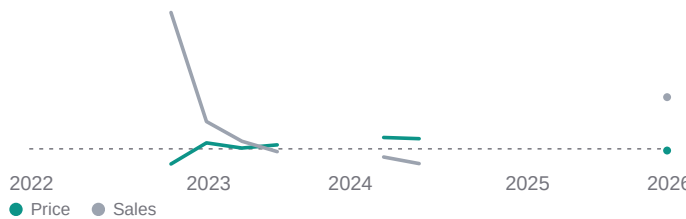


Growth (year over year)

Price -5.4% · Sales +164.3%

Price per square foot

\$325/ft²

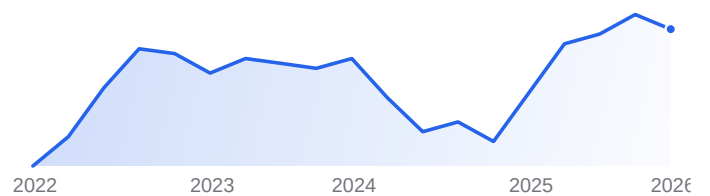
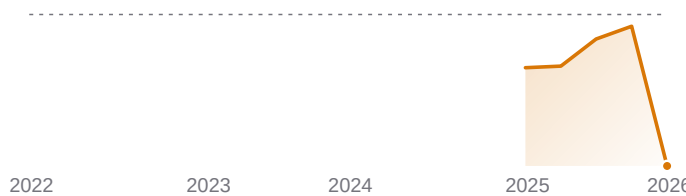


Sale premium vs estimated value

-12.7%

Annual turnover (share of homes sold)

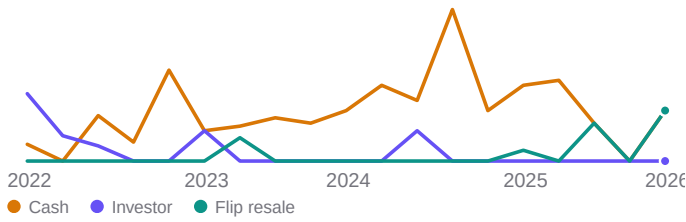
4.1%



BUYERS & OUTCOMES

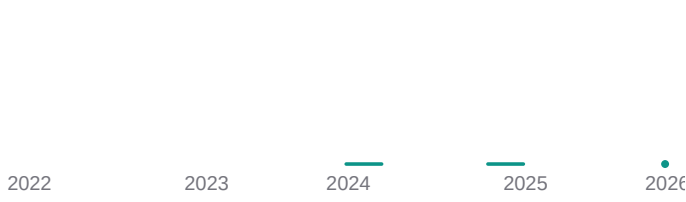
Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



Sellers who sold at a gain

100%

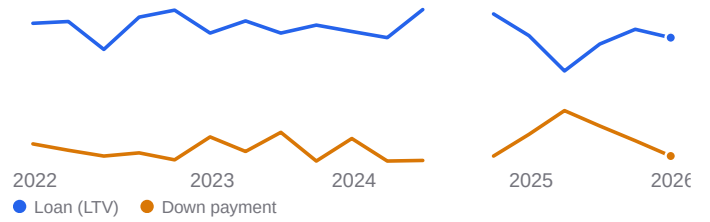


Median annualized return at resale

+6.6%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



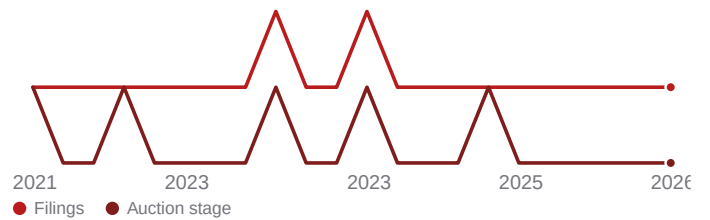
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	900
Median value (AVM)	\$295K
Median size	1,326 ft²
Median bedrooms	3
Median year built	1988
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.9%
Owner occupied	54%
Company owned	11%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,670
Density	43 / mi²
Median household income	\$59K
Average household income	\$72K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	105
Homes occupied	75%
Bachelor's or higher	15%
Poverty rate	13.8%
Unemployment	1.0%
Average temp	42°F
Annual precip	50 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.