

Wells 04090

ZIP code · ME · Maine · York County

BUYER'S MARKET

\$530K

MEDIAN SALE PRICE

+18.8%

1-YR CHANGE

322

SALES (12 MO)

\$572K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



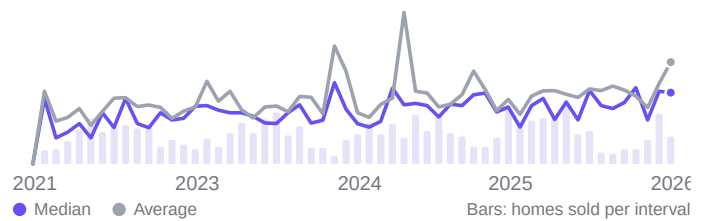
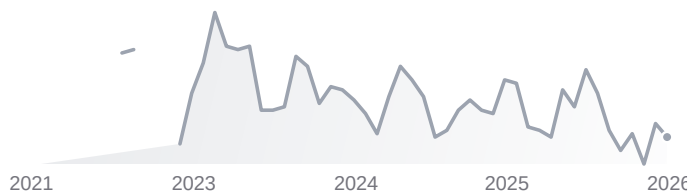
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$590K · Average \$803K

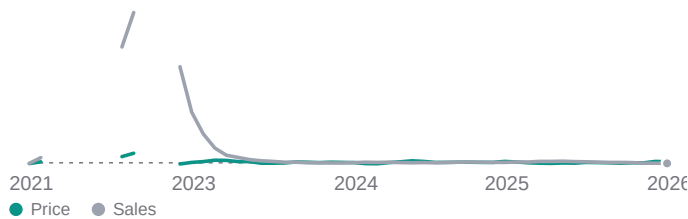


Growth (year over year)

Price +18.8% · Sales -11.5%

Price per square foot

\$408/ft²

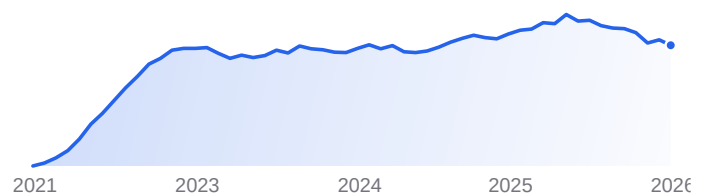
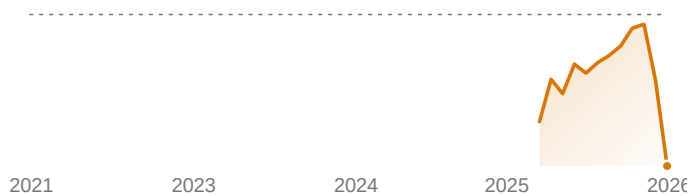


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

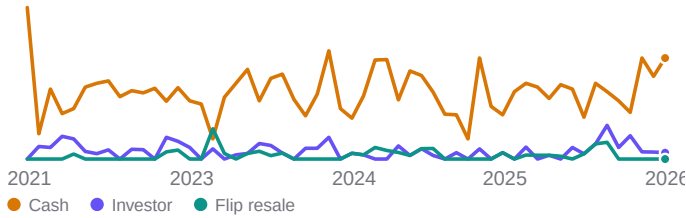
2.1%



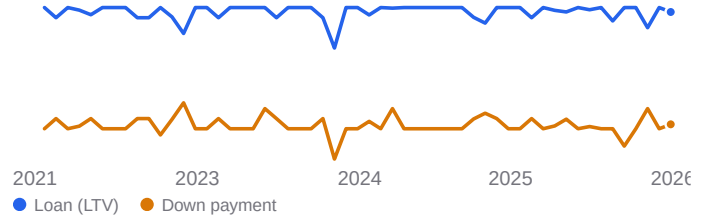
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 4.2% · Flip resale 0%

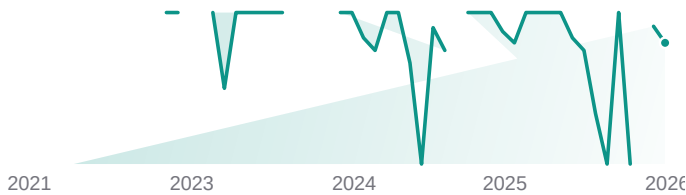


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



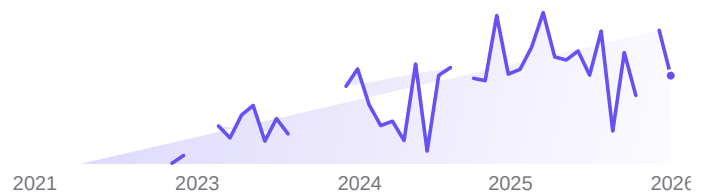
Sellers who sold at a gain

80%



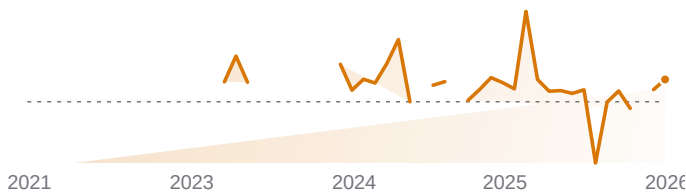
Typical hold before selling

1.8 yrs



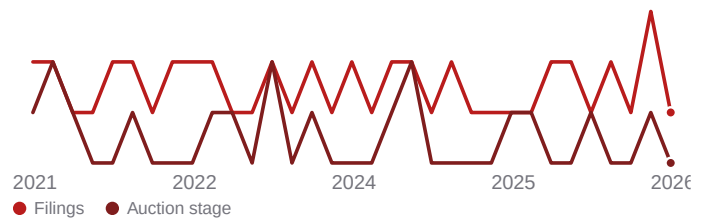
Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	15,226
Median value (AVM)	\$572K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1996
Single family	36%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.9%
Owner occupied	25%
Company owned	26%
Median loan-to-value	31%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	11,928
Density	204 / mi²
Median household income	\$89K
Average household income	\$102K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	95
Homes occupied	56%
Bachelor's or higher	24%
Poverty rate	12.2%
Unemployment	0.8%
Average temp	46°F
Annual precip	47 in
Sunshine	57%

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.