

Andover 04216

ZIP code · ME · Maine · Oxford County

SELLER'S MARKET

\$175K

MEDIAN SALE PRICE

+16.7%

1-YR CHANGE

15

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$285K · Average \$211K

2022 2023 2024 2025 2026

2022 2023 2024 2025 2026
● Median ● Average
Bars: homes sold per interval

Growth (year over year)

Price +16.7% · Sales +114.3%

Price per square foot

\$219/ft²

2022 2023 2024 2025 2026
● Price ● Sales

2022 2023 2024 2025 2026

Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

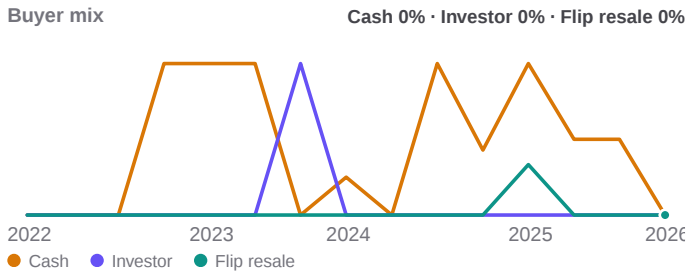
3.0%

2022 2023 2024 2025 2026

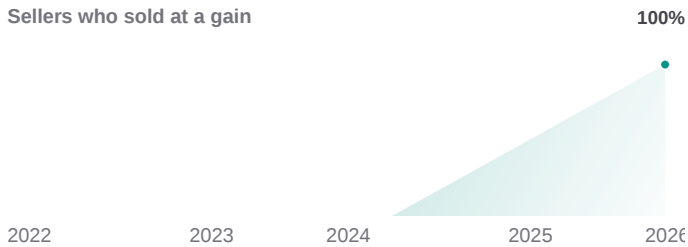
2022 2023 2024 2025 2026

BUYERS & OUTCOMES

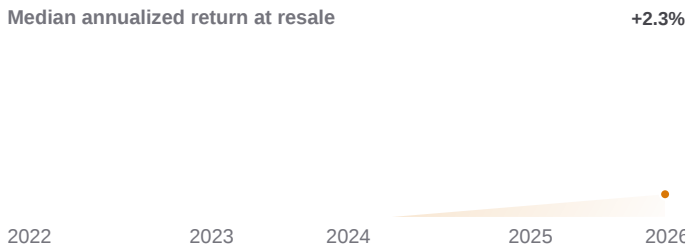
Buyer mix



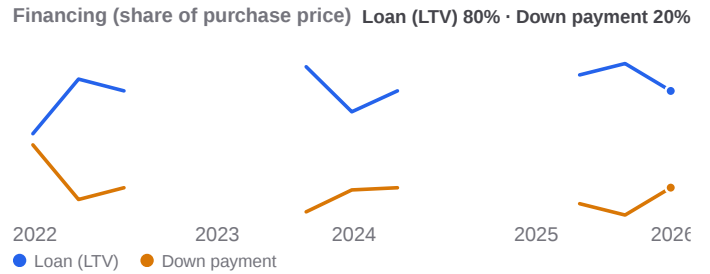
Sellers who sold at a gain



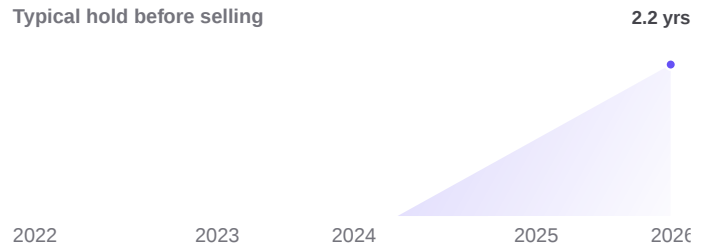
Median annualized return at resale



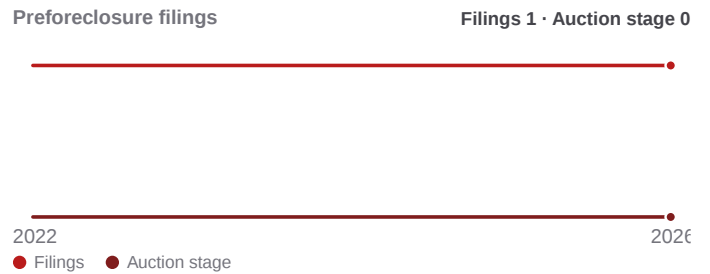
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	505
Median value (AVM)	\$222K
Median size	832 ft²
Median bedrooms	3
Median year built	1970
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.9%
Owner occupied	15%
Company owned	8.3%
Median loan-to-value	32%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	695
Density	7 / mi²
Median household income	\$46K
Average household income	\$57K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	79
Homes occupied	61%
Bachelor's or higher	14%
Poverty rate	14.1%
Unemployment	0.6%
Average temp	40°F
Annual precip	43 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.