

Bethel 04217

ZIP code · ME · Maine > Oxford County > Bethel

BALANCED MARKET

\$316K

MEDIAN SALE PRICE

-15.1%

1-YR CHANGE

83

SALES (12 MO)

\$430K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



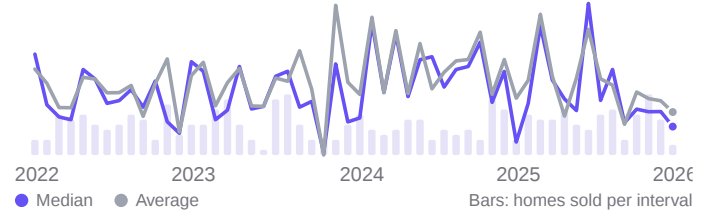
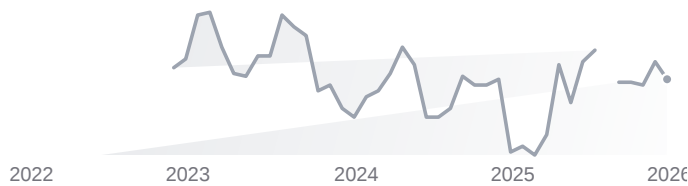
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$265K · Average \$340K

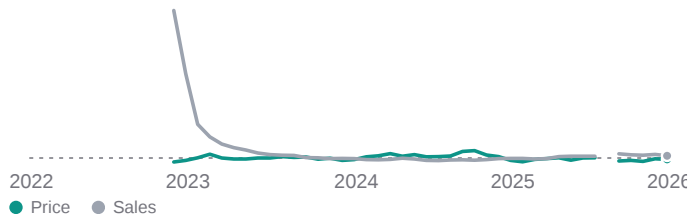


Growth (year over year)

Price -15.1% · Sales +27.7%

Price per square foot

\$263/ft²

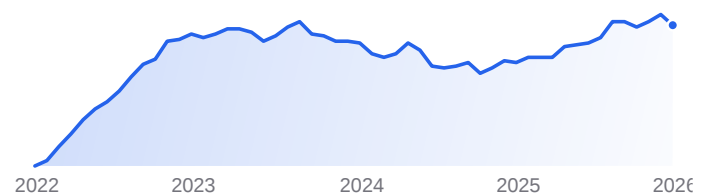


Sale premium vs estimated value

+60.0%

Annual turnover (share of homes sold)

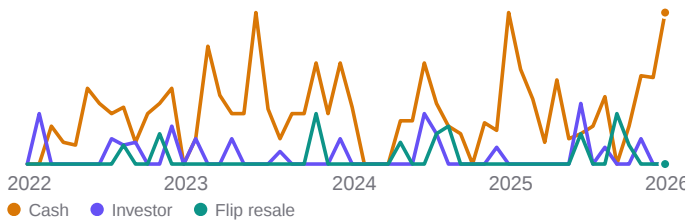
4.0%



BUYERS & OUTCOMES

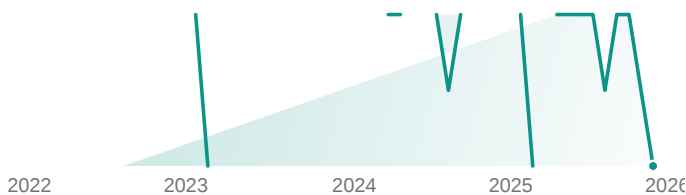
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



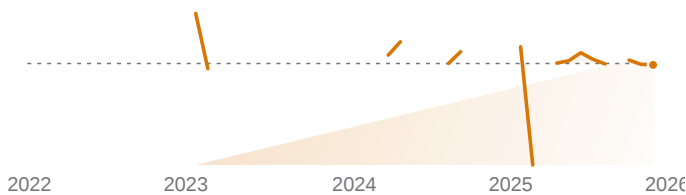
Sellers who sold at a gain

0%

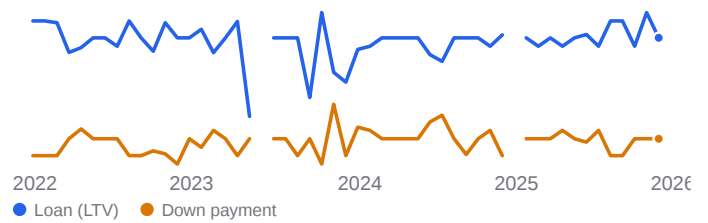


Median annualized return at resale

-1.2%

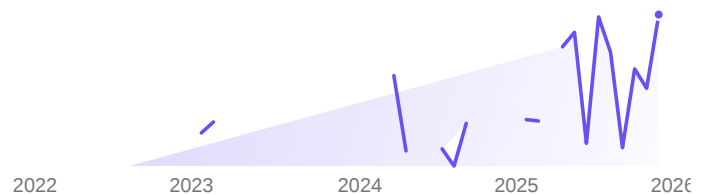


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



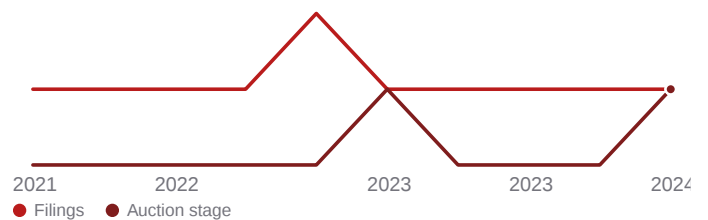
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,059
Median value (AVM)	\$430K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1988
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.6%
Owner occupied	34%
Company owned	16%
Median loan-to-value	36%
Typical ownership tenure	18.9 yrs

COMMUNITY

Population	3,377
Density	18 / mi²
Median household income	\$46K
Average household income	\$75K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	90
Homes occupied	58%
Bachelor's or higher	19%
Poverty rate	18.2%
Unemployment	1.0%
Average temp	42°F
Annual precip	46 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.