

Bryant Pond 04219

ZIP code · ME · Maine · Oxford County

SELLER'S MARKET

\$542K

MEDIAN SALE PRICE

+86.9%

1-YR CHANGE

20

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

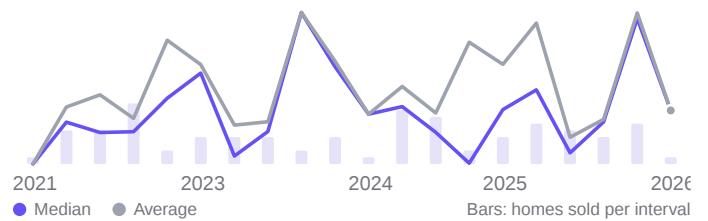
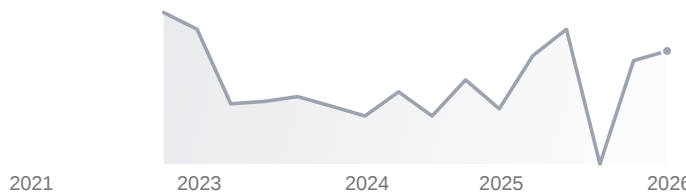
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$250K · Average \$250K

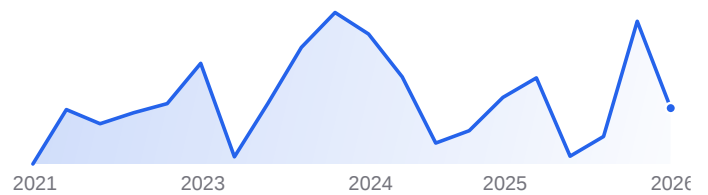
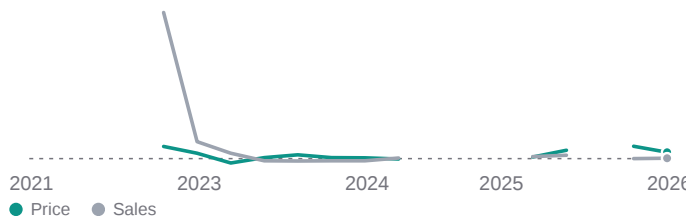


Growth (year over year)

Price +86.9% · Sales +5.3%

Price per square foot

\$283/ft²

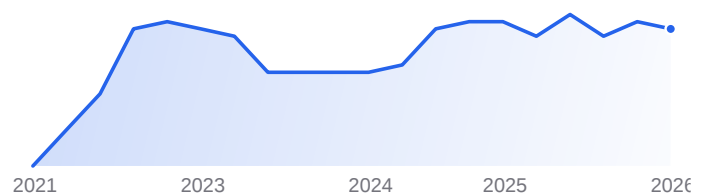


Sale premium vs estimated value

-5.3%

Annual turnover (share of homes sold)

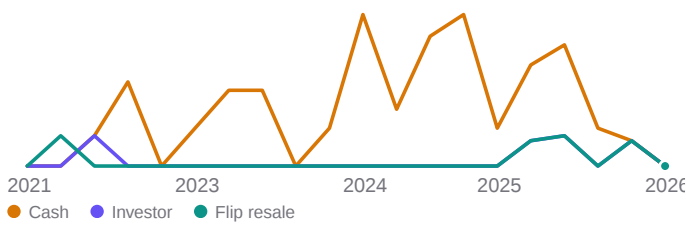
4.0%



BUYERS & OUTCOMES

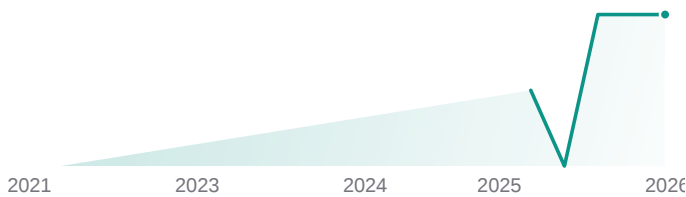
Buyer mix

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



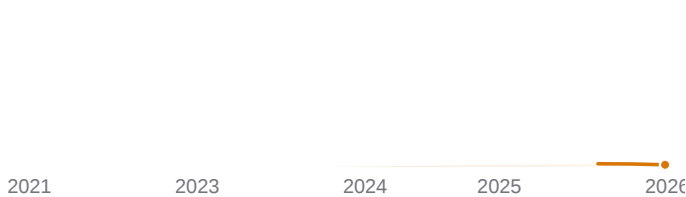
Sellers who sold at a gain

100%

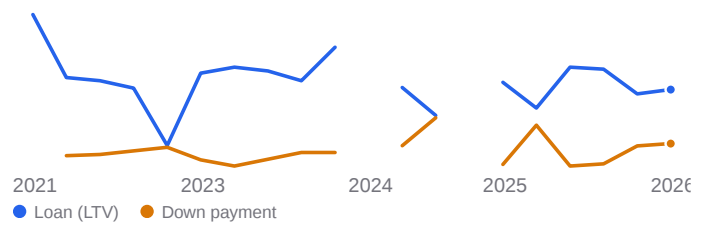


Median annualized return at resale

+5.3%

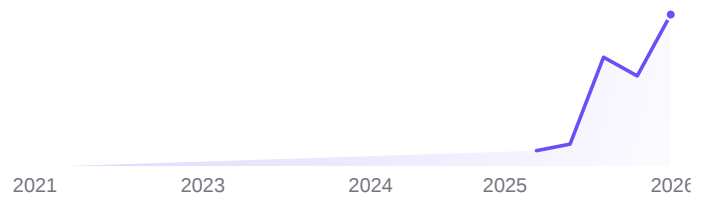


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



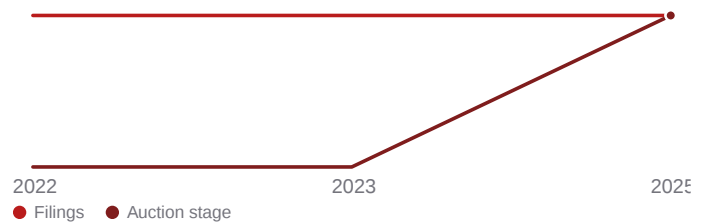
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	498
Median value (AVM)	\$239K
Median size	924 ft²
Median bedrooms	3
Median year built	2002
Single family	94%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.7%
Owner occupied	75%
Company owned	4.2%
Median loan-to-value	40%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,776
Density	29 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	89
Homes occupied	63%
Bachelor's or higher	20%
Poverty rate	13.7%
Unemployment	1.1%
Average temp	42°F
Annual precip	44 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.