

Canton 04221

ZIP code · ME · Maine · Oxford County

\$373K

MEDIAN SALE PRICE

6

SALES (12 MO)

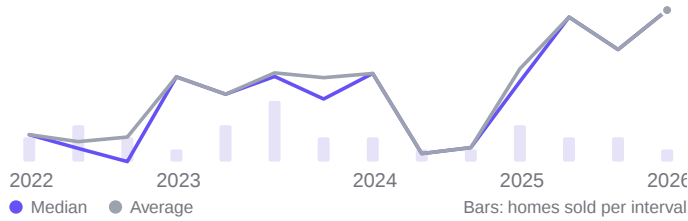
\$156K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$426K · Average \$426K



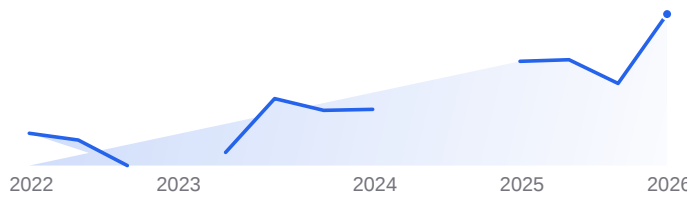
Growth (year over year)

Price +528.1% · Sales +20.0%



Price per square foot

\$487/ft²



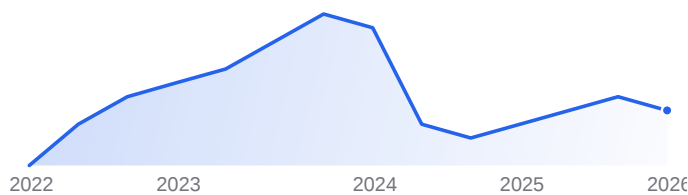
Sale premium vs estimated value

+154.9%



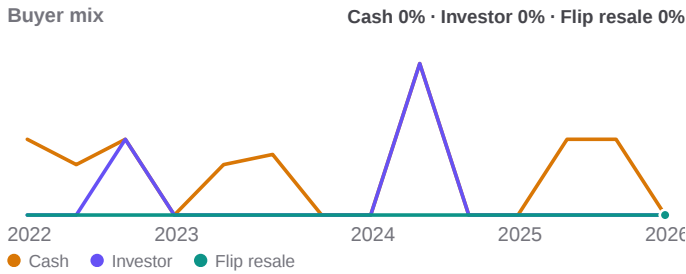
Annual turnover (share of homes sold)

1.8%



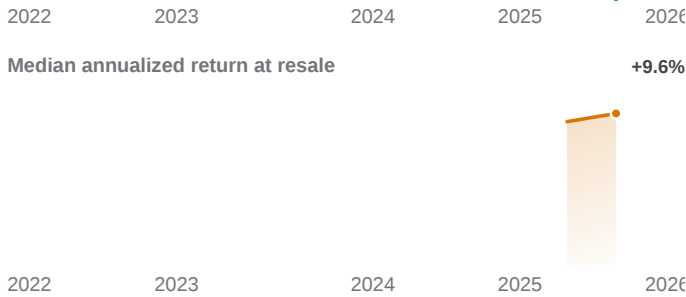
BUYERS & OUTCOMES

Buyer mix



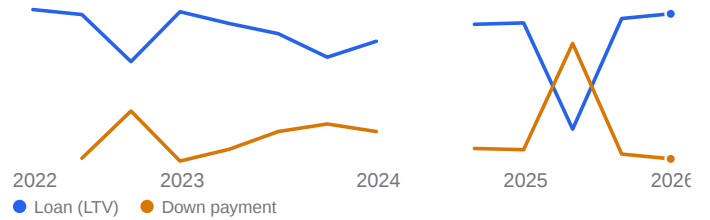
Sellers who sold at a gain

100%



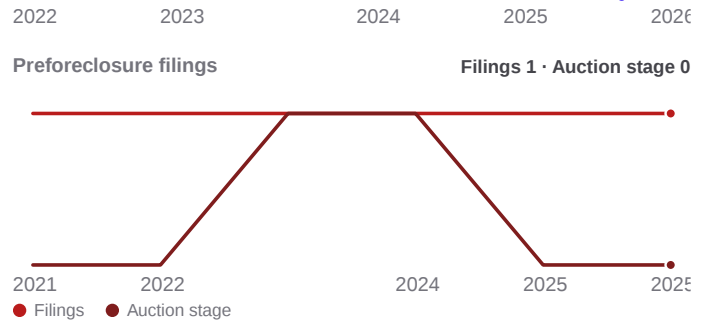
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0

HOUSING STOCK

Homes	329
Median value (AVM)	\$156K
Median size	1,000 ft²
Median bedrooms	3
Median year built	1987
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	10%
Owner occupied	82%
Company owned	5.2%
Median loan-to-value	56%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	989
Density	38 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	84
Homes occupied	91%
Bachelor's or higher	23%
Poverty rate	14.6%
Unemployment	0.8%
Average temp	44°F
Annual precip	44 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.