

Jay 04239

ZIP code · ME · Maine · Franklin County

BUYER'S MARKET

\$169K

MEDIAN SALE PRICE

-16.0%

1-YR CHANGE

57

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



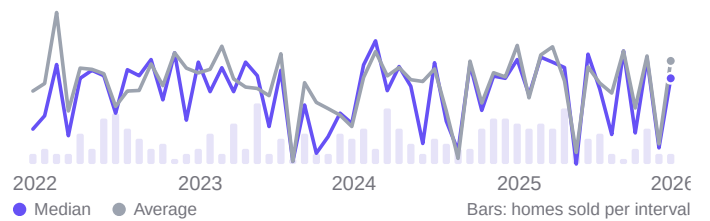
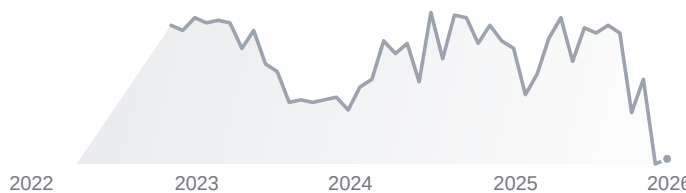
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$200K · Average \$233K

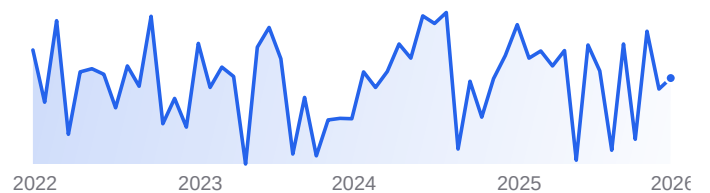
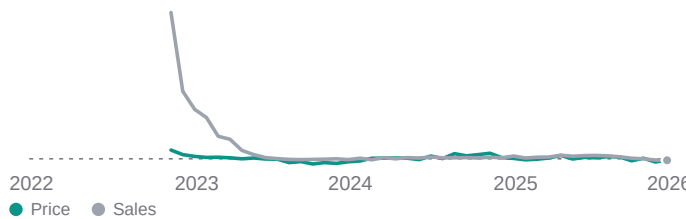


Growth (year over year)

Price -16.0% · Sales -16.2%

Price per square foot

\$189/ft²

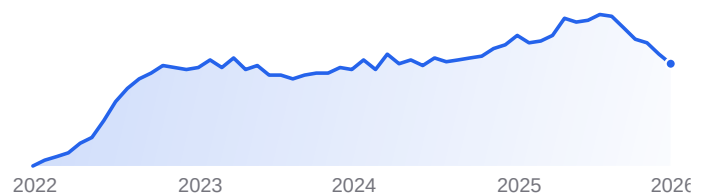
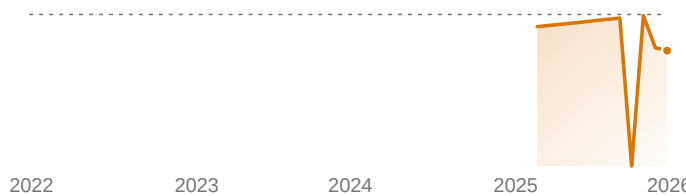


Sale premium vs estimated value

-17.0%

Annual turnover (share of homes sold)

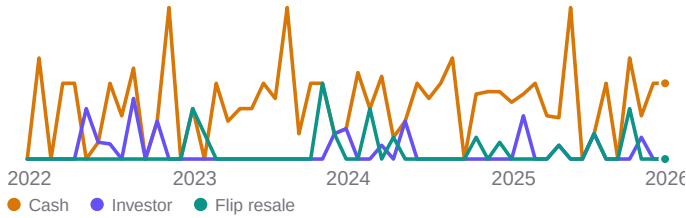
3.4%



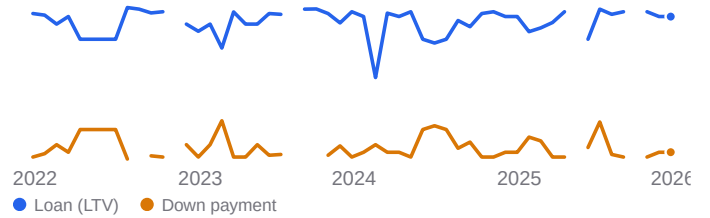
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

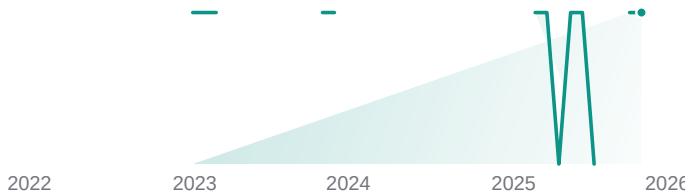


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



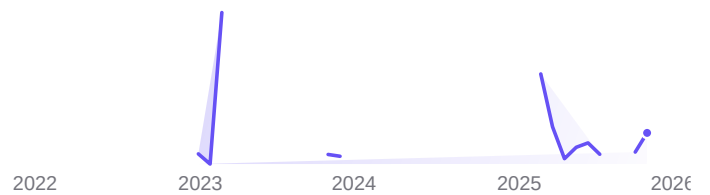
Sellers who sold at a gain

100%



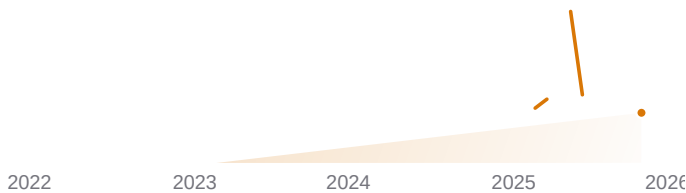
Typical hold before selling

1.9 yrs



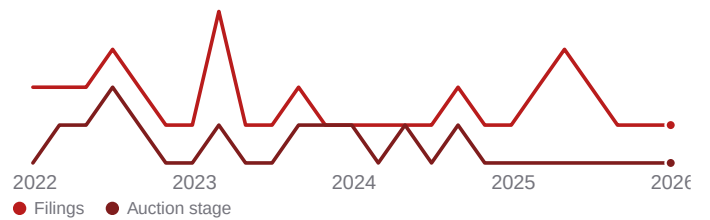
Median annualized return at resale

+13.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,691
Median value (AVM)	\$226K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1976
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.8%
Owner occupied	86%
Company owned	3.1%
Median loan-to-value	45%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,898
Density	100 / mi²
Median household income	\$76K
Average household income	\$86K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	83
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	6.7%
Unemployment	1.2%
Average temp	43°F
Annual precip	45 in
Sunshine	50%

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.