

Greenwood 04255

ZIP code · ME · Maine · Oxford County

BUYER'S MARKET

\$273K

MEDIAN SALE PRICE

-21.3%

1-YR CHANGE

13

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



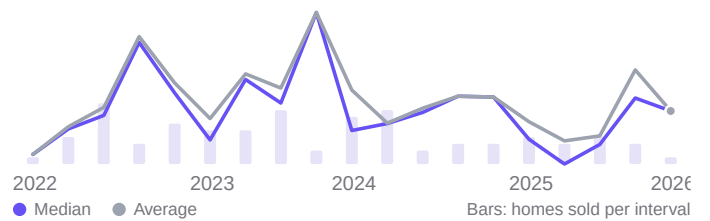
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$269K · Average \$269K

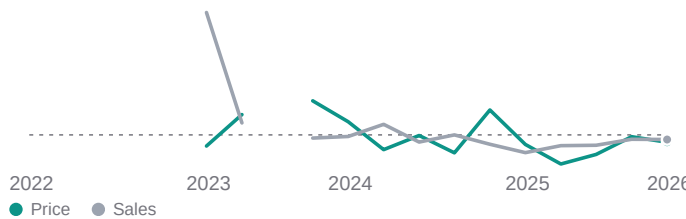


Growth (year over year)

Price -21.3% · Sales -13.3%

Price per square foot

\$306/ft²

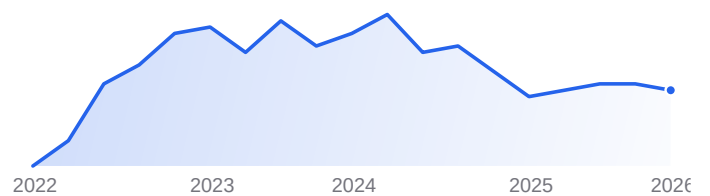
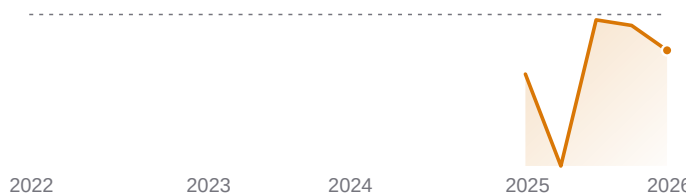


Sale premium vs estimated value

-13.2%

Annual turnover (share of homes sold)

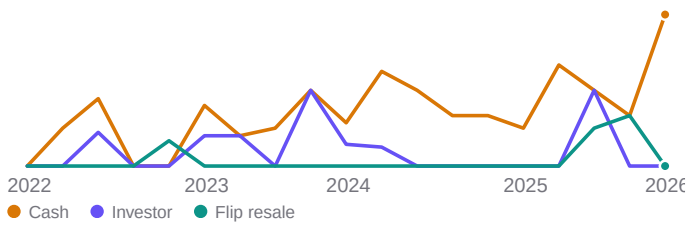
3.7%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

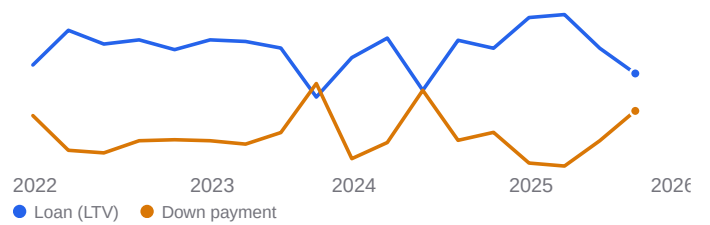


Median annualized return at resale

+4.4%



Financing (share of purchase price) Loan (LTV) 60% · Down payment 38%



Typical hold before selling

0.7 yrs



HOUSING STOCK

Homes	348
Median value (AVM)	\$258K
Median size	832 ft²
Median bedrooms	3
Median year built	2007
Single family	88%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.0%
Owner occupied	65%
Company owned	5.7%
Median loan-to-value	43%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	725
Density	19 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	94
Homes occupied	47%
Bachelor's or higher	19%
Poverty rate	12.8%
Unemployment	1.0%
Average temp	42°F
Annual precip	42 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.