

Mechanic Falls 04256

ZIP code · ME · Maine · Androscoggin County · Mechanic Falls

BALANCED MARKET

\$198K

MEDIAN SALE PRICE

-24.4%

1-YR CHANGE

44

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



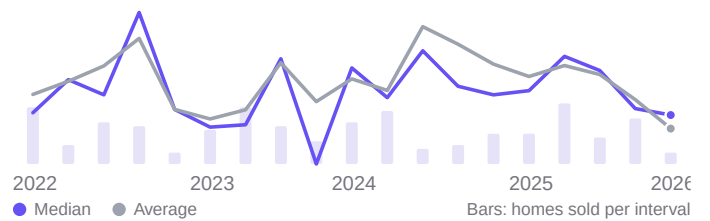
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$205K · Average \$177K

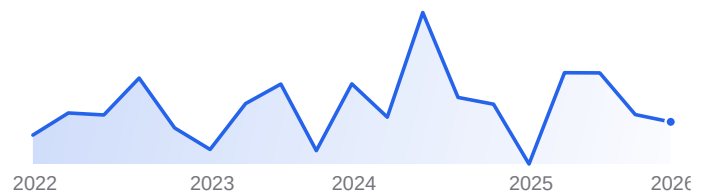
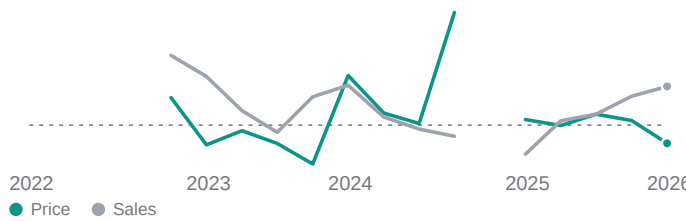


Growth (year over year)

Price -24.4% · Sales +51.7%

Price per square foot

\$217/ft²

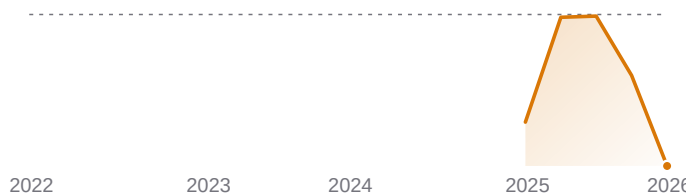


Sale premium vs estimated value

-52.1%

Annual turnover (share of homes sold)

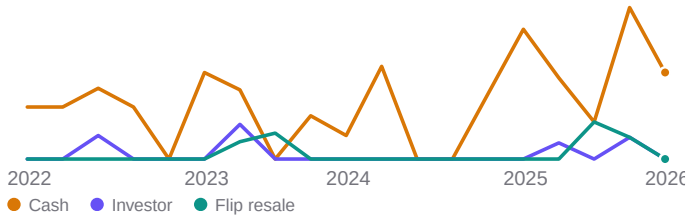
4.1%



BUYERS & OUTCOMES

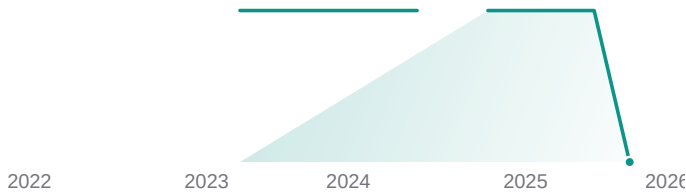
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



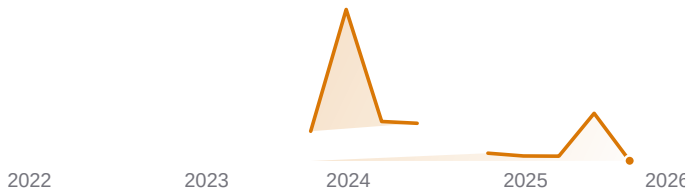
Sellers who sold at a gain

71%

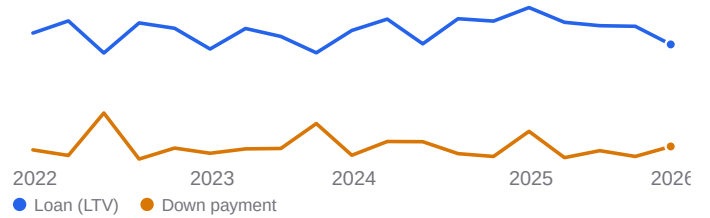


Median annualized return at resale

+0.3%

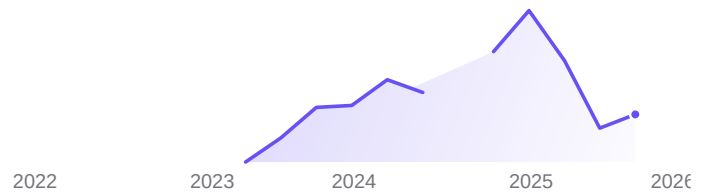


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,063
Median value (AVM)	\$253K
Median size	980 ft²
Median bedrooms	3
Median year built	1987
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.3%
Owner occupied	82%
Company owned	4.4%
Median loan-to-value	54%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	3,069
Density	247 / mi²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	88
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	5.9%
Unemployment	1.1%
Average temp	44°F
Annual precip	46 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.