

Minot 04258

ZIP code · ME · Maine · Androscoggin County

BALANCED MARKET

\$313K

MEDIAN SALE PRICE

-21.3%

1-YR CHANGE

26

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

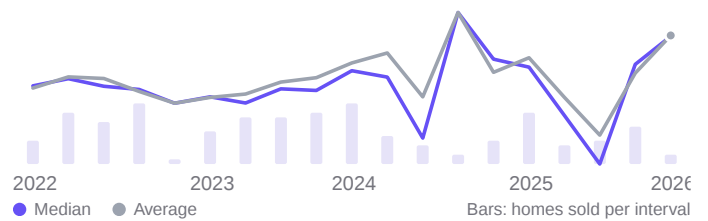
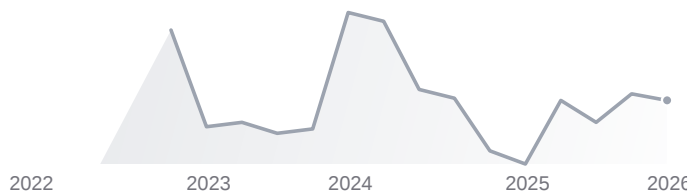
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$505K · Average \$508K

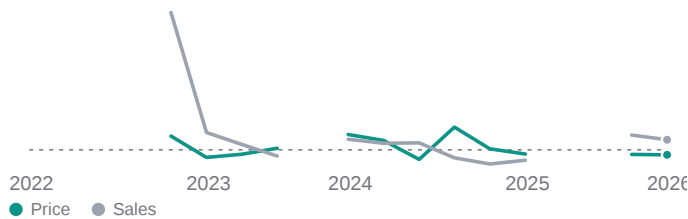


Growth (year over year)

Price -21.3% · Sales +44.4%

Price per square foot

\$359/ft²



Sale premium vs estimated value

+3.0%

Annual turnover (share of homes sold)

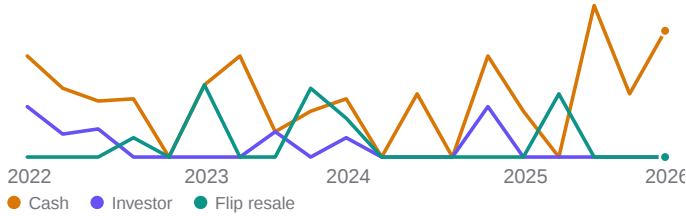
2.7%



BUYERS & OUTCOMES

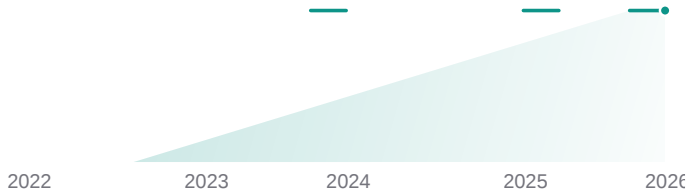
Buyer mix

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



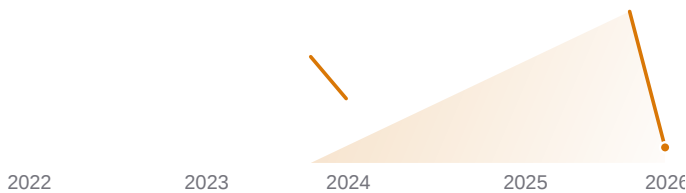
Sellers who sold at a gain

100%

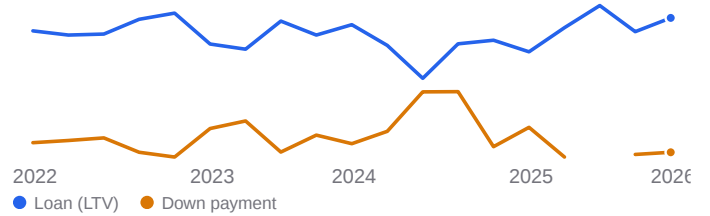


Median annualized return at resale

+4.0%

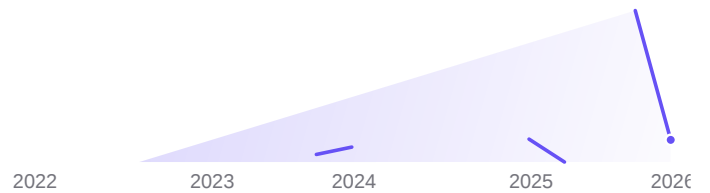


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



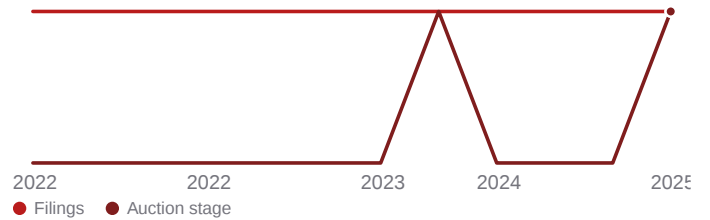
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	974
Median value (AVM)	\$332K
Median size	1,064 ft²
Median bedrooms	3
Median year built	1999
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.8%
Owner occupied	88%
Company owned	2.8%
Median loan-to-value	52%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	3,134
Density	106 / mi²
Median household income	\$82K
Average household income	\$117K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	93
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	5.5%
Unemployment	1.0%
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.