

Newry 04261

ZIP code · ME · Maine · Oxford County

SELLER'S MARKET

\$865K

MEDIAN SALE PRICE

+46.2%

1-YR CHANGE

48

SALES (12 MO)

\$574K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

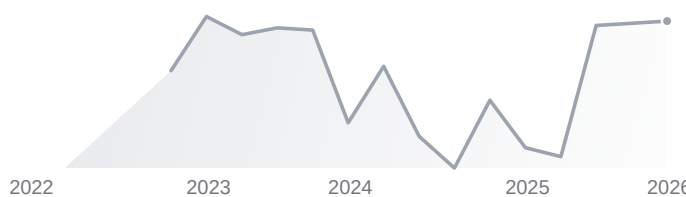
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

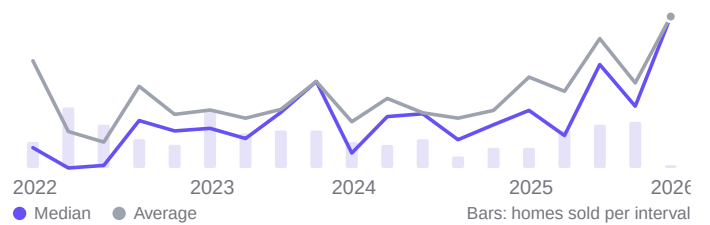
Market temperature (0–100)

69 / 100



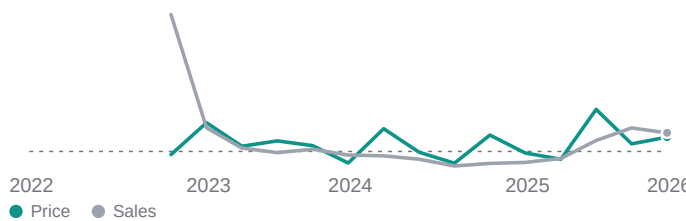
Sale prices

Median \$1.2M · Average \$1.2M



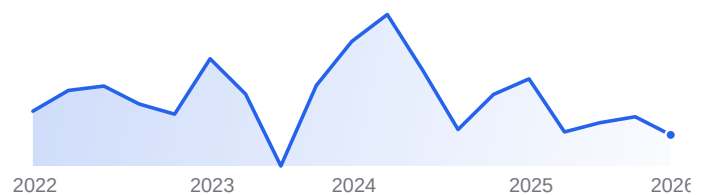
Growth (year over year)

Price +46.2% · Sales +60.0%



Price per square foot

\$440/ft²



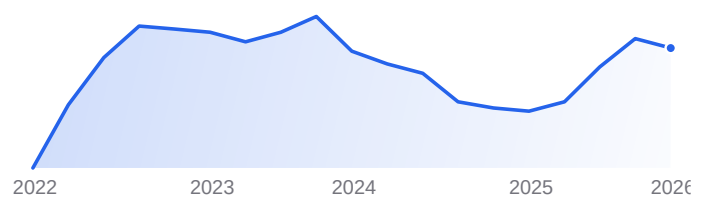
Sale premium vs estimated value

-7.7%



Annual turnover (share of homes sold)

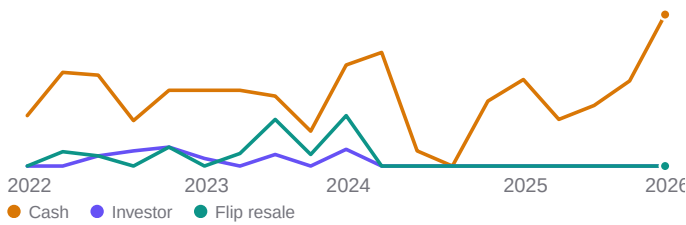
3.2%



BUYERS & OUTCOMES

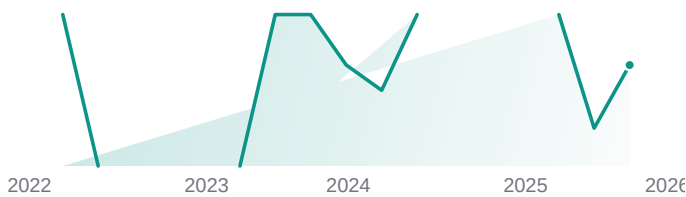
Buyer mix

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



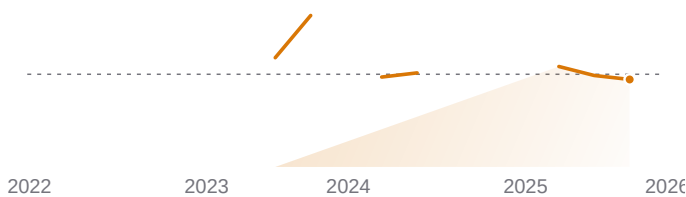
Sellers who sold at a gain

67%

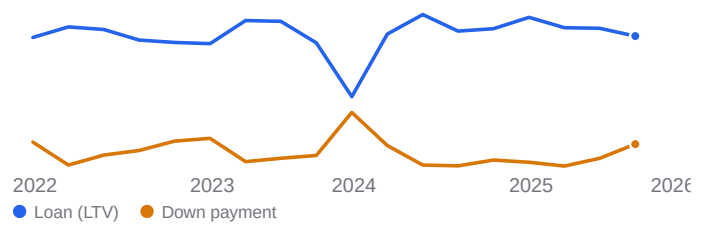


Median annualized return at resale

-3.5%

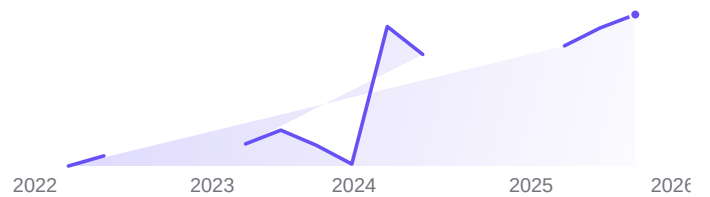


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



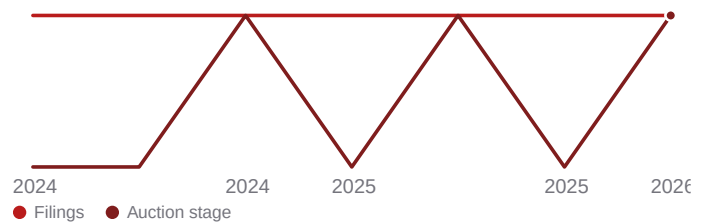
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,479
Median value (AVM)	\$574K
Median size	941 ft²
Median bedrooms	1
Median year built	1988
Single family	52%
Condos	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.1%
Owner occupied	12%
Company owned	21%
Median loan-to-value	26%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	573
Density	2 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	78
Homes occupied	18%
Bachelor's or higher	20%
Poverty rate	13.6%
Unemployment	0.7%
Average temp	40°F
Annual precip	42 in
Sunshine	55%

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.