

# Leeds 04263

ZIP code · ME · Maine · Androscoggin County

BUYER'S MARKET

**\$442K**

MEDIAN SALE PRICE

**+65.3%**

1-YR CHANGE

**21**

SALES (12 MO)

**\$306K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



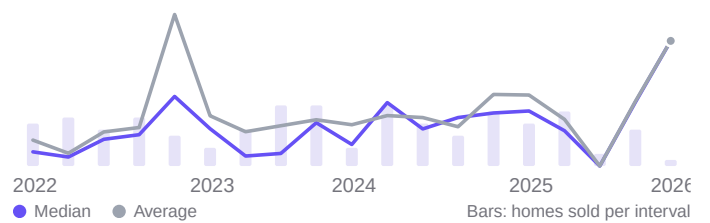
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$535K · Average \$535K

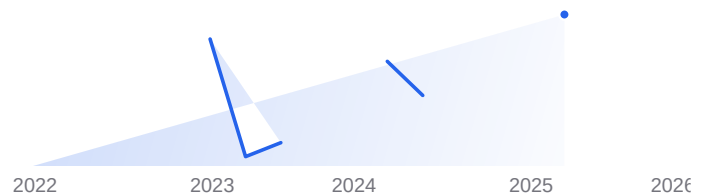
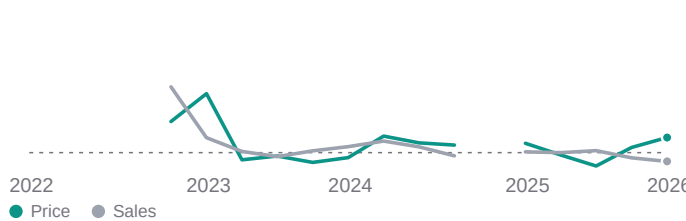


Growth (year over year)

Price +65.3% · Sales -38.2%

Price per square foot

\$392/ft²

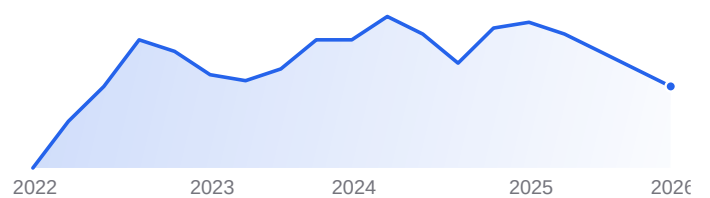


Sale premium vs estimated value

+2.1%

Annual turnover (share of homes sold)

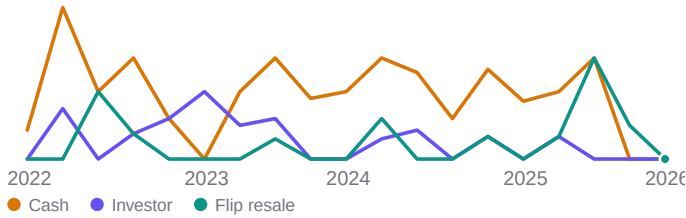
2.3%



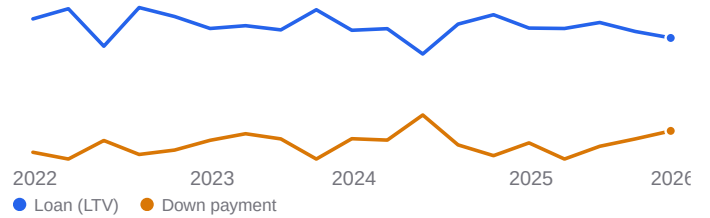
## BUYERS & OUTCOMES

### Buyer mix

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

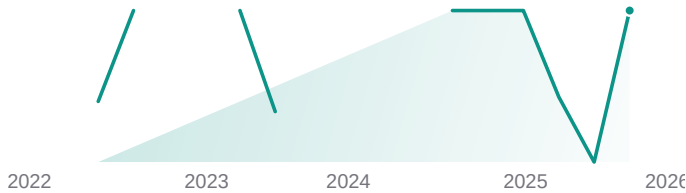


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



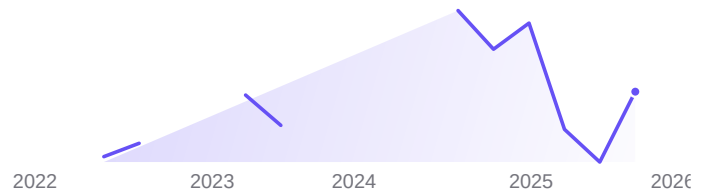
### Sellers who sold at a gain

100%



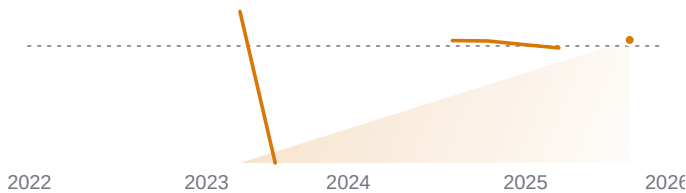
### Typical hold before selling

1.5 yrs



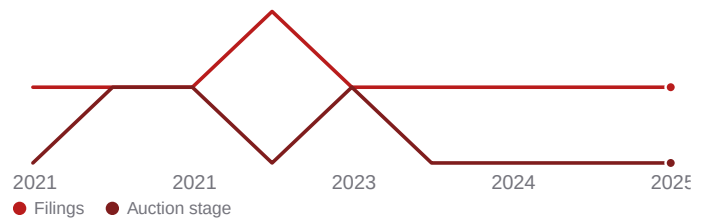
### Median annualized return at resale

+4.0%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 919       |
| Median value (AVM) | \$306K    |
| Median size        | 1,280 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 2.2%     |
| Owner occupied                | 79%      |
| Company owned                 | 2.6%     |
| Median loan-to-value          | 41%      |
| Typical ownership tenure      | 21.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,306    |
| Density                          | 53 / mi² |
| Median household income          | \$81K    |
| Average household income         | \$91K    |
| Crime index (US avg 100)         | 111      |
| Air pollution index (US avg 100) | 78       |
| Earthquake index (US avg 100)    | 87       |
| Homes occupied                   | 85%      |
| Bachelor's or higher             | 12%      |
| Poverty rate                     | 22.7%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 44°F     |
| Annual precip                    | 45 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.