

Poland 04274

ZIP code · ME · Maine · Androscoggin County

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

71

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



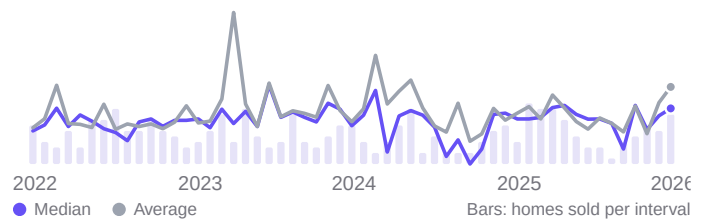
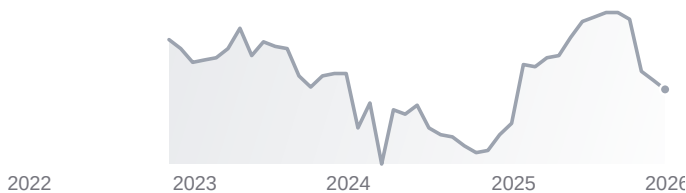
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$420K · Average \$563K

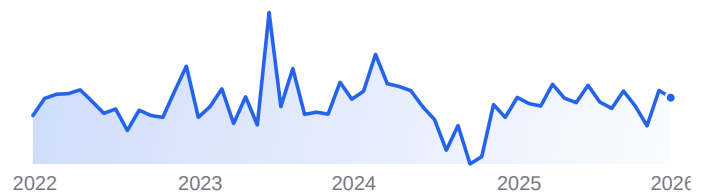
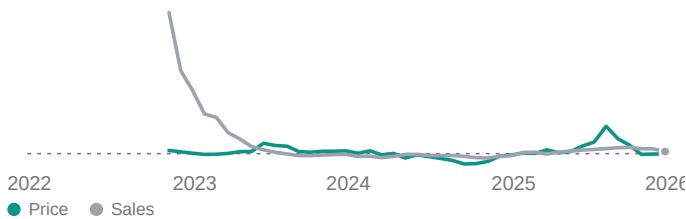


Growth (year over year)

Price -1.6% · Sales +14.5%

Price per square foot

\$300/ft²

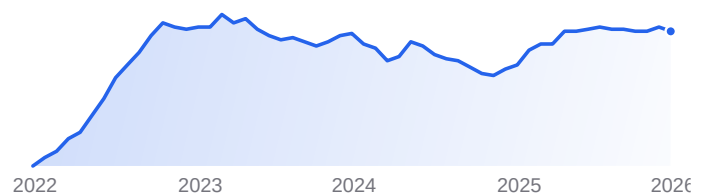


Sale premium vs estimated value

+5.0%

Annual turnover (share of homes sold)

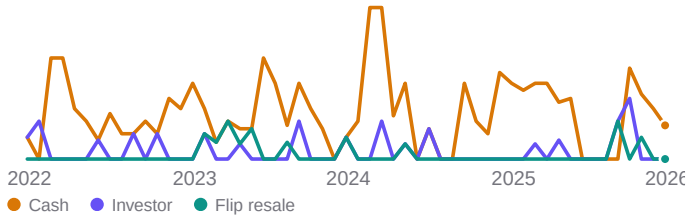
2.4%



BUYERS & OUTCOMES

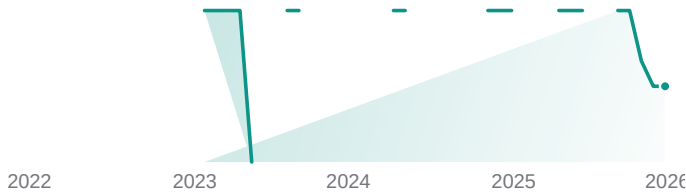
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



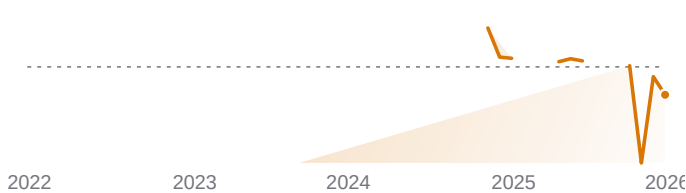
Sellers who sold at a gain

50%

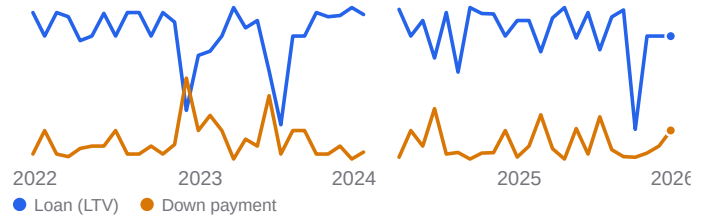


Median annualized return at resale

-19.9%

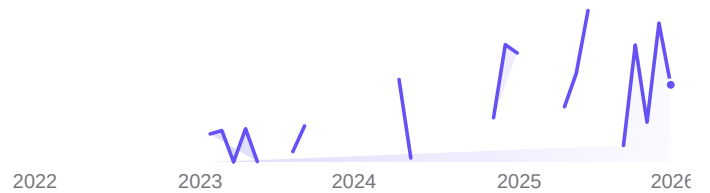


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



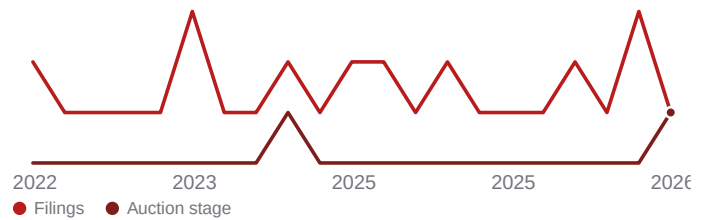
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,984
Median value (AVM)	\$344K
Median size	1,132 ft²
Median bedrooms	3
Median year built	1986
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.2%
Owner occupied	62%
Company owned	11%
Median loan-to-value	47%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,939
Density	130 / mi²
Median household income	\$89K
Average household income	\$120K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	88
Homes occupied	82%
Bachelor's or higher	18%
Poverty rate	9.8%
Unemployment	1.1%
Average temp	44°F
Annual precip	47 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.