

Sabattus 04280

ZIP code · ME · Maine · Androscoggin County · Sabattus

SELLER'S MARKET

\$338K

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

84

SALES (12 MO)

\$360K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

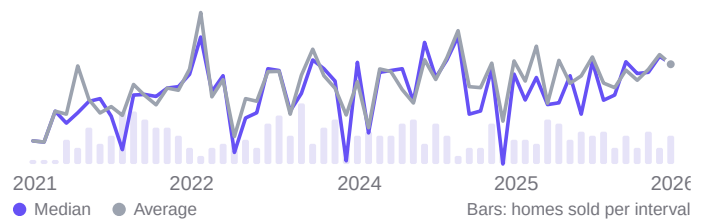
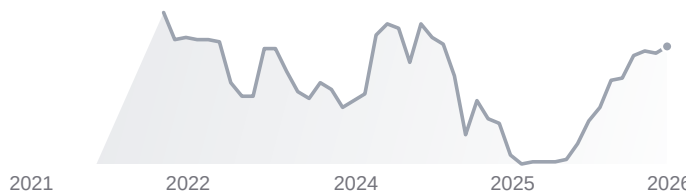
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$340K · Average \$338K

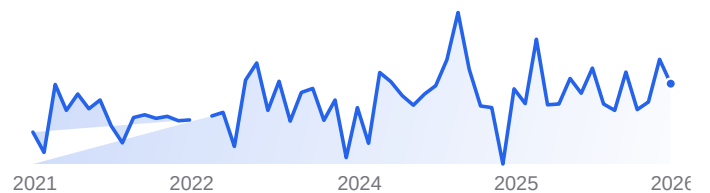
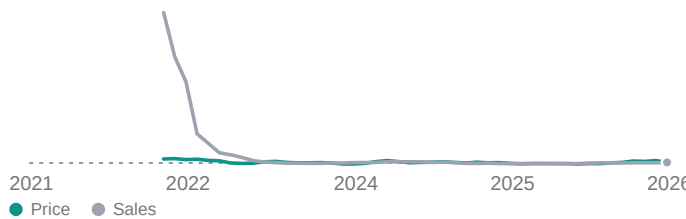


Growth (year over year)

Price +20.0% · Sales +13.5%

Price per square foot

\$251/ft²

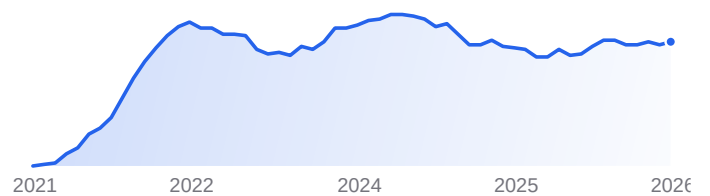


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

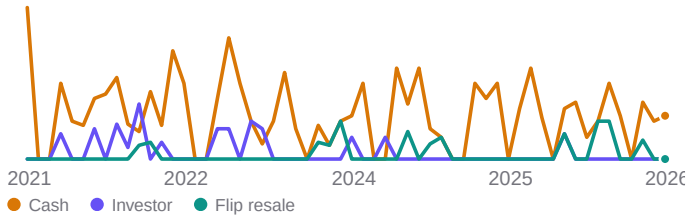
3.0%



BUYERS & OUTCOMES

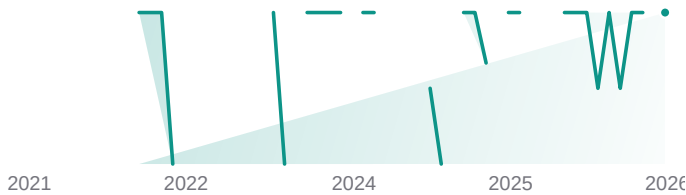
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



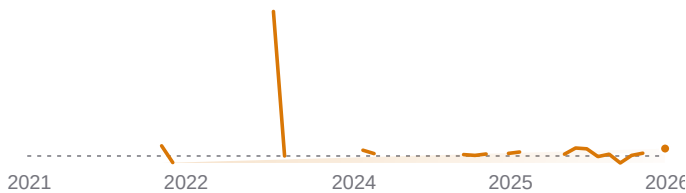
Sellers who sold at a gain

100%

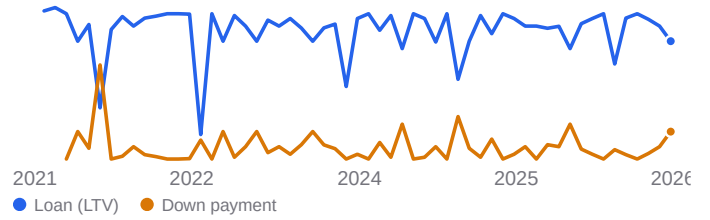


Median annualized return at resale

+20.6%

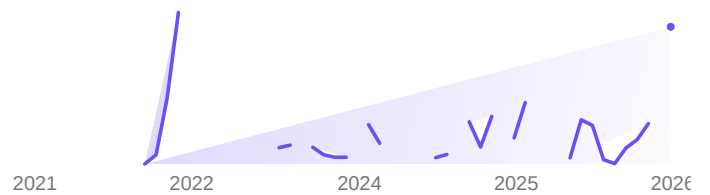


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



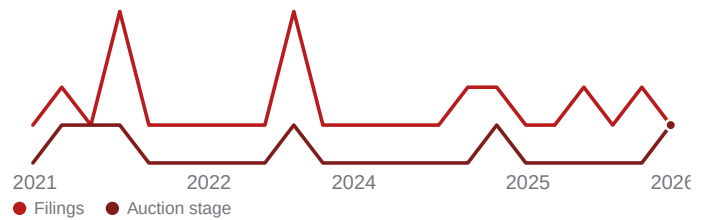
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,799
Median value (AVM)	\$360K
Median size	1,194 ft²
Median bedrooms	3
Median year built	1988
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	70%
Company owned	4.4%
Median loan-to-value	46%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	6,878
Density	157 / mi²
Median household income	\$73K
Average household income	\$93K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	87
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	11.6%
Unemployment	1.1%
Average temp	45°F
Annual precip	46 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.