

South Paris 04281

ZIP code · ME · Maine · Oxford County · South Paris

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+38.3%

1-YR CHANGE

66

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

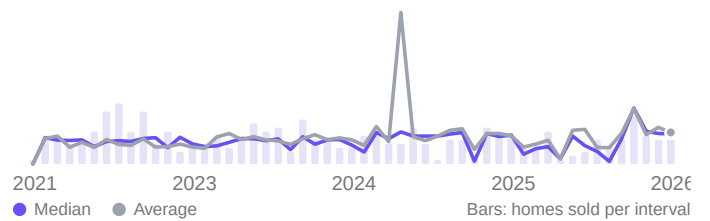
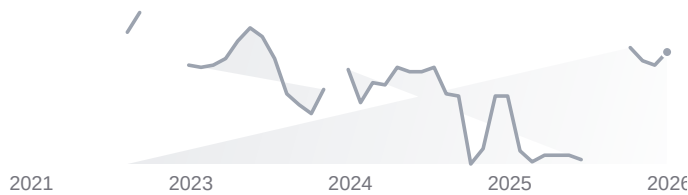
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$296K · Average \$310K

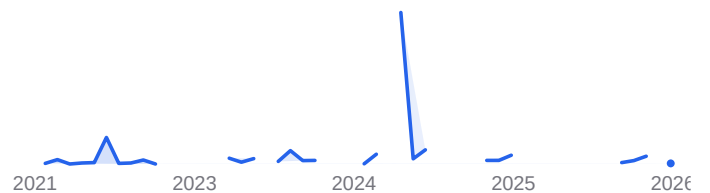
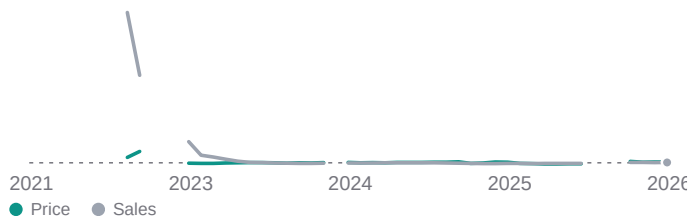


Growth (year over year)

Price +38.3% · Sales +15.8%

Price per square foot

\$56/ft²

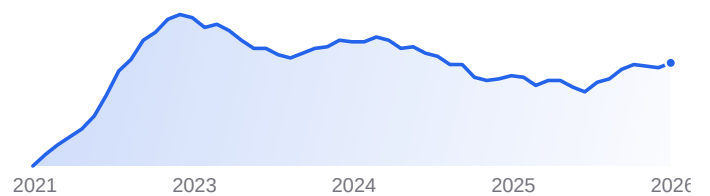
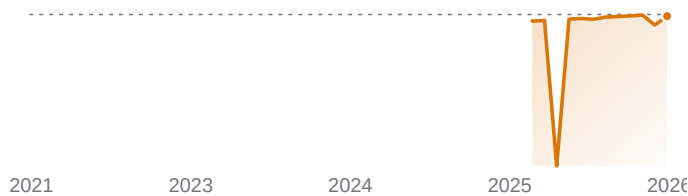


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

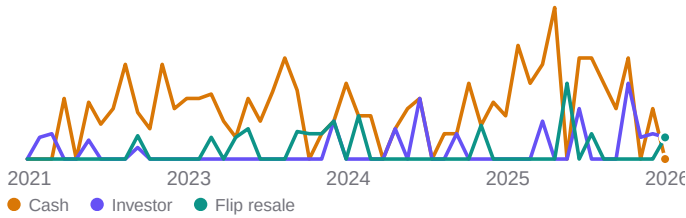
3.5%



BUYERS & OUTCOMES

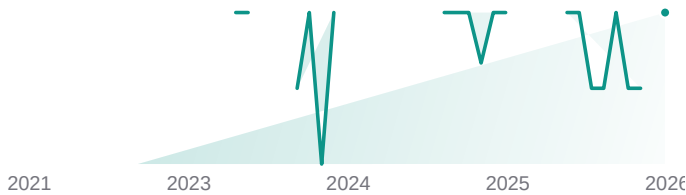
Buyer mix

Cash 0% · Investor 14% · Flip resale 14%



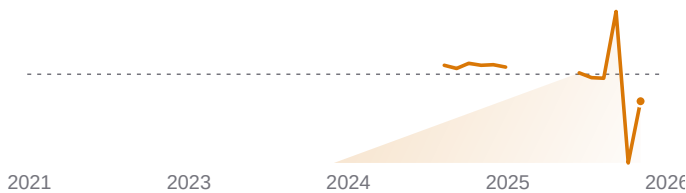
Sellers who sold at a gain

100%

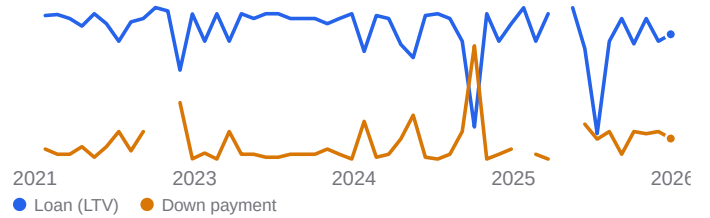


Median annualized return at resale

-16.2%



Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



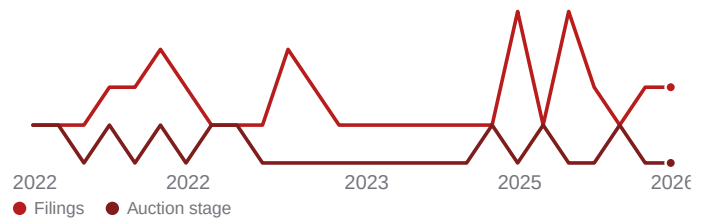
Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,903
Median value (AVM)	\$265K
Median size	840 ft²
Median bedrooms	3
Median year built	2004
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	74%
Company owned	8.5%
Median loan-to-value	44%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	5,414
Density	132 / mi²
Median household income	\$51K
Average household income	\$58K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	93
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	21.9%
Unemployment	0.8%
Average temp	43°F
Annual precip	45 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.