

Wayne 04284

ZIP code · ME · Maine · Kennebec County

BALANCED MARKET

\$396K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

16

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

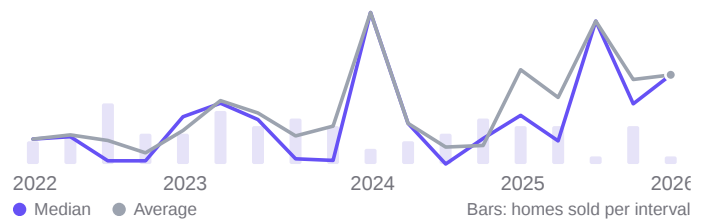
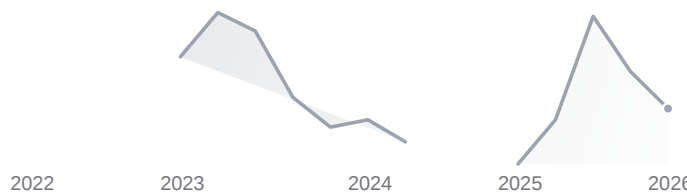
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$480K · Average \$480K

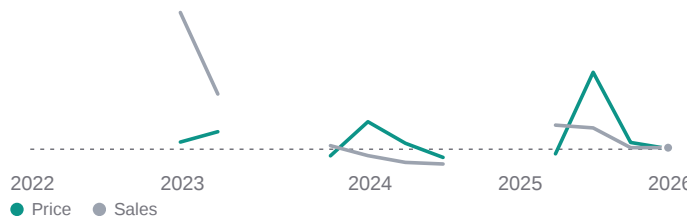


Growth (year over year)

Price +2.7% · Sales +6.7%

Price per square foot

\$284/ft²

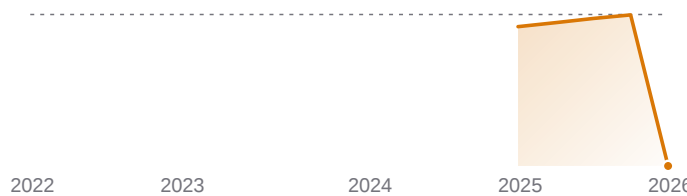


Sale premium vs estimated value

-33.9%

Annual turnover (share of homes sold)

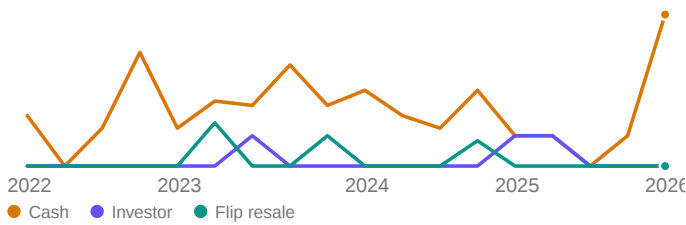
2.0%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

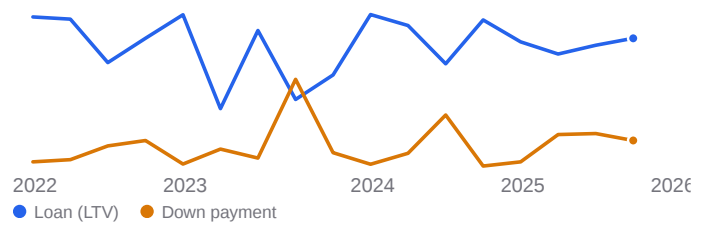


Median annualized return at resale

+9.0%



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



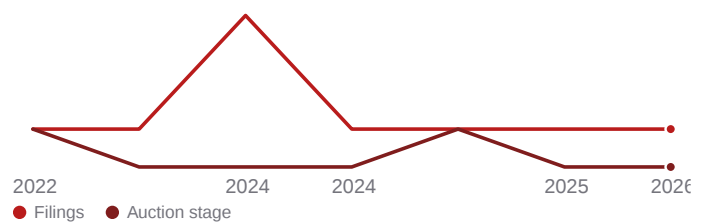
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	789
Median value (AVM)	\$331K
Median size	1,312 ft²
Median bedrooms	3
Median year built	1980
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	40%
Company owned	12%
Median loan-to-value	30%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,079
Density	46 / mi²
Median household income	\$70K
Average household income	\$87K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	86
Homes occupied	63%
Bachelor's or higher	23%
Poverty rate	9.7%
Unemployment	0.8%
Average temp	44°F
Annual precip	44 in
Sunshine	50%

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.