

West Paris 04289

ZIP code · ME · Maine · Oxford County

BALANCED MARKET

\$190K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

24

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



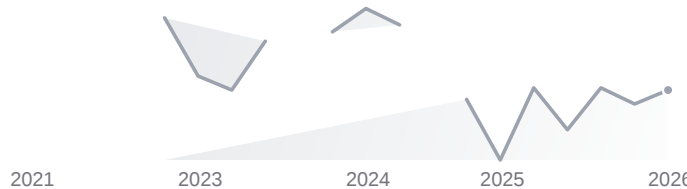
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$255K · Average \$255K

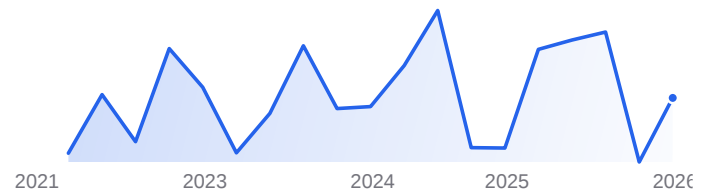
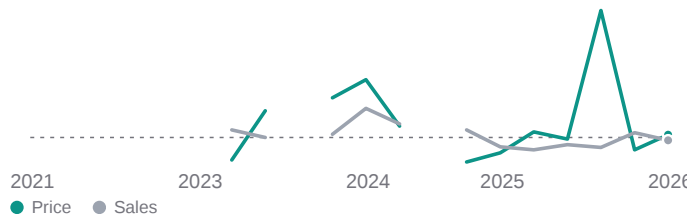


Growth (year over year)

Price +7.3% · Sales -7.7%

Price per square foot

\$138/ft²

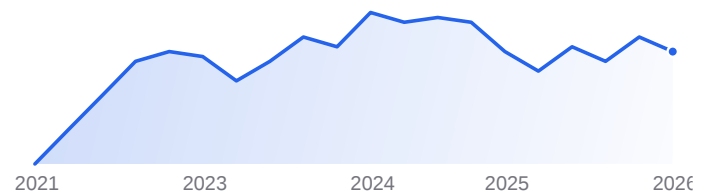


Sale premium vs estimated value

-8.9%

Annual turnover (share of homes sold)

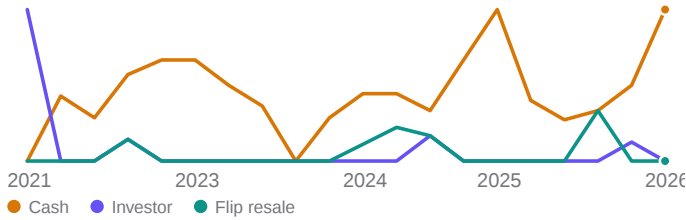
3.5%



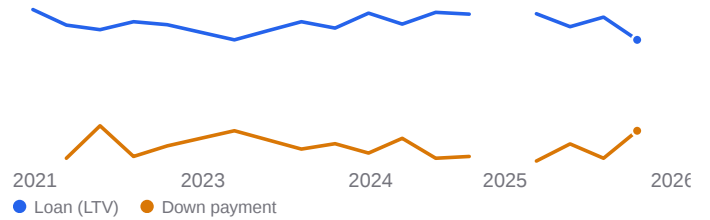
BUYERS & OUTCOMES

Buyer mix

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

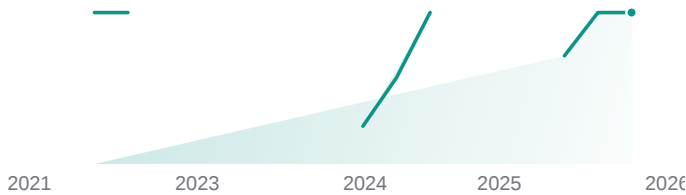


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



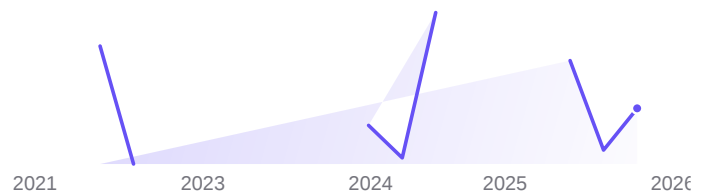
Sellers who sold at a gain

100%



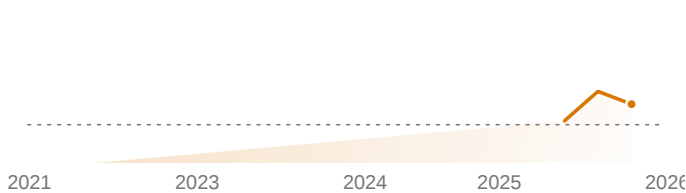
Typical hold before selling

1.4 yrs



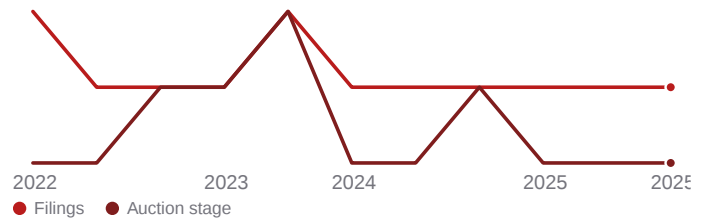
Median annualized return at resale

+8.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	690
Median value (AVM)	\$227K
Median size	1,383 ft²
Median bedrooms	3
Median year built	1975
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	3.3%
Owner occupied	61%
Company owned	4.2%
Median loan-to-value	44%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,909
Density	78 / mi²
Median household income	\$57K
Average household income	\$62K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	88
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	15.3%
Unemployment	0.8%
Average temp	43°F
Annual precip	41 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.