

Peru 04290

ZIP code · ME · Maine · Oxford County

SELLER'S MARKET

\$191K

MEDIAN SALE PRICE

+73.6%

1-YR CHANGE

24

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

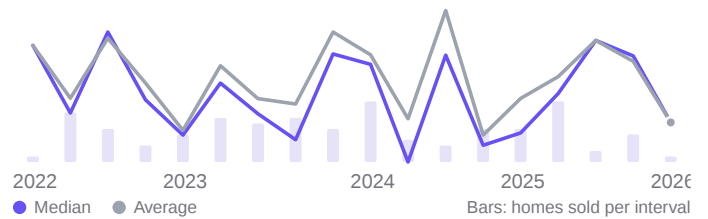
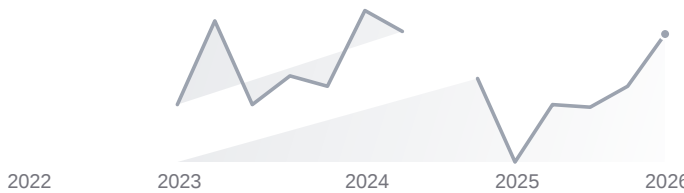
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$125K · Average \$125K

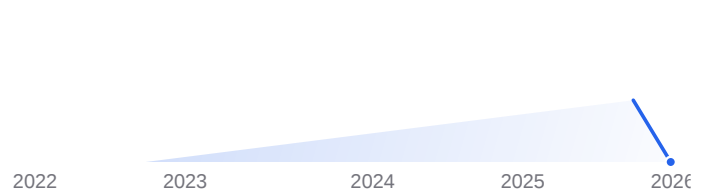
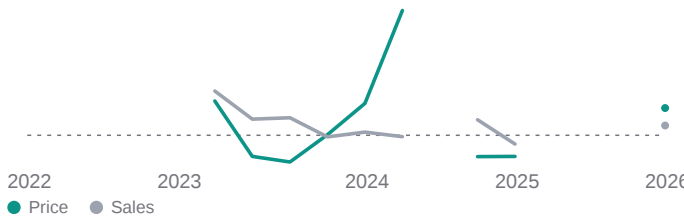


Growth (year over year)

Price +73.6% · Sales +26.3%

Price per square foot

\$39/ft²

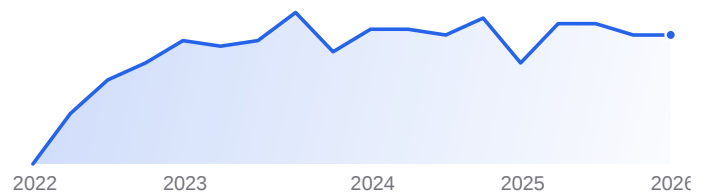


Sale premium vs estimated value

-52.6%

Annual turnover (share of homes sold)

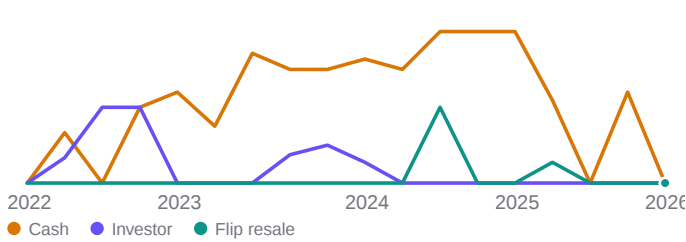
3.0%



BUYERS & OUTCOMES

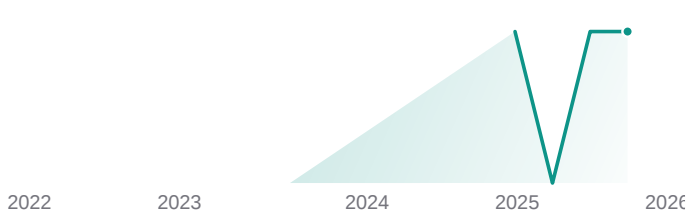
Buyer mix

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



Sellers who sold at a gain

100%

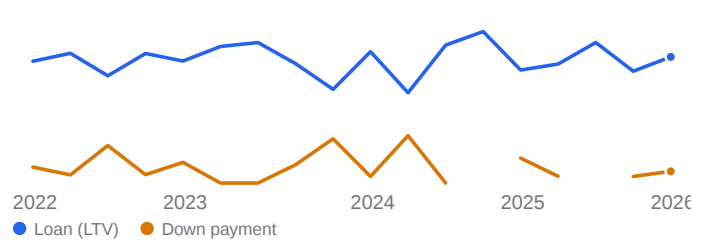


Median annualized return at resale

+552.1%

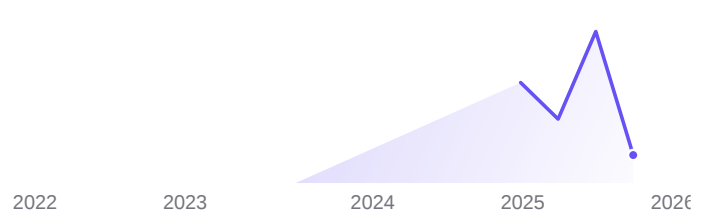


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



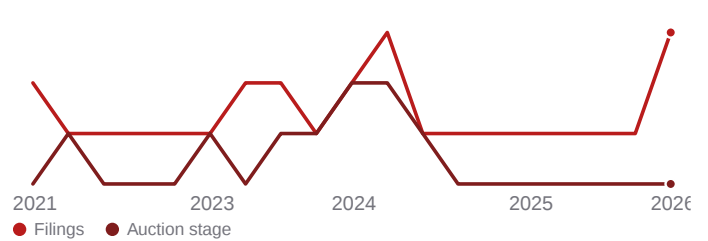
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	799
Median value (AVM)	\$231K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1971
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.3%
Owner occupied	57%
Company owned	11%
Median loan-to-value	38%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,461
Density	32 / mi²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	84
Homes occupied	73%
Bachelor's or higher	11%
Poverty rate	7.1%
Unemployment	1.1%
Average temp	42°F
Annual precip	45 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.