

Sumner 04292

ZIP code · ME · Maine · Oxford County

SELLER'S MARKET

\$510K

MEDIAN SALE PRICE

+116.6%

1-YR CHANGE

17

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

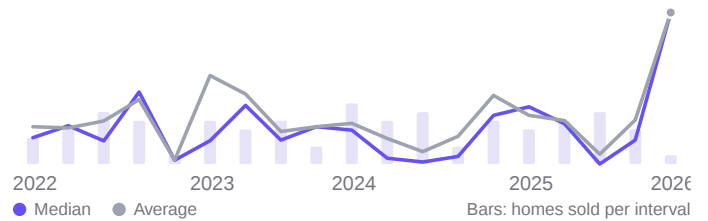
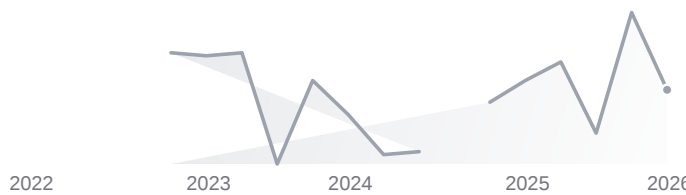
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$650K · Average \$650K

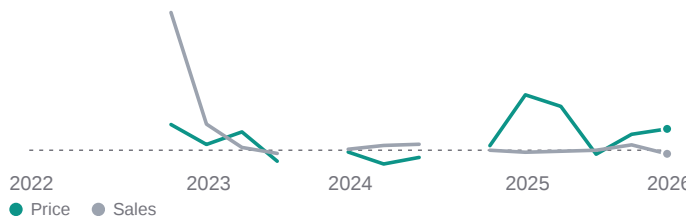


Growth (year over year)

Price +116.6% · Sales -19.0%

Price per square foot

\$367/ft²

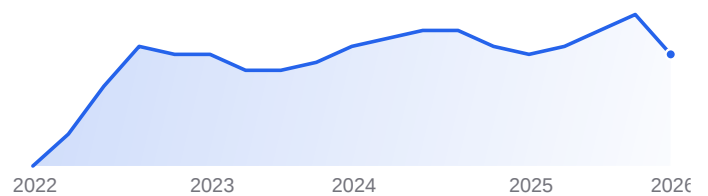


Sale premium vs estimated value

+138.9%

Annual turnover (share of homes sold)

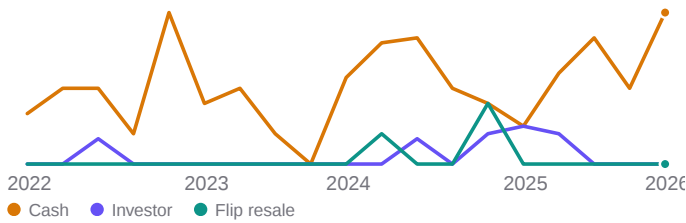
3.9%



BUYERS & OUTCOMES

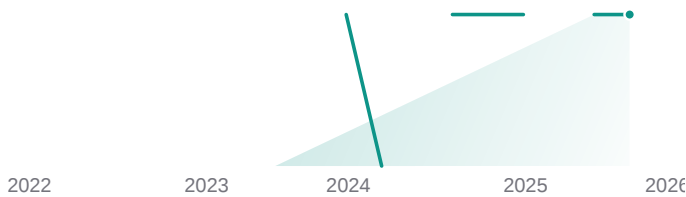
Buyer mix

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



Sellers who sold at a gain

100%

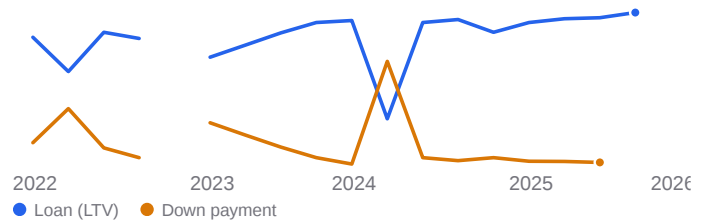


Median annualized return at resale

+7.6%

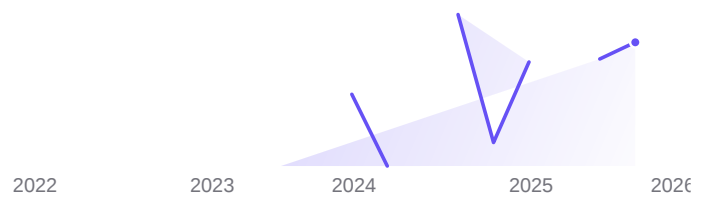


Financing (share of purchase price) Loan (LTV) 102% · Down payment 1.8%



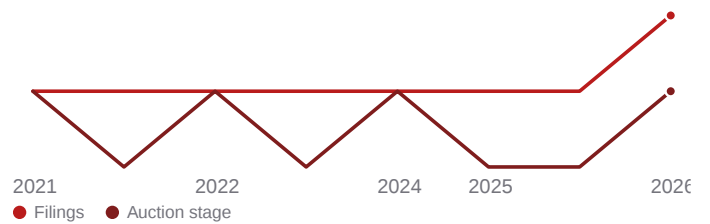
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	438
Median value (AVM)	\$199K
Median size	924 ft²
Median bedrooms	3
Median year built	2004
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.9%
Owner occupied	76%
Company owned	5.0%
Median loan-to-value	42%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	999
Density	23 / mi ²
Median household income	\$53K
Average household income	\$68K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	89
Homes occupied	75%
Bachelor's or higher	11%
Poverty rate	6.8%
Unemployment	1.1%
Average temp	43°F
Annual precip	43 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.