

Wilton 04294

ZIP code · ME · Maine · Franklin County · Wilton

SELLER'S MARKET

\$221K

MEDIAN SALE PRICE

+27.5%

1-YR CHANGE

67

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

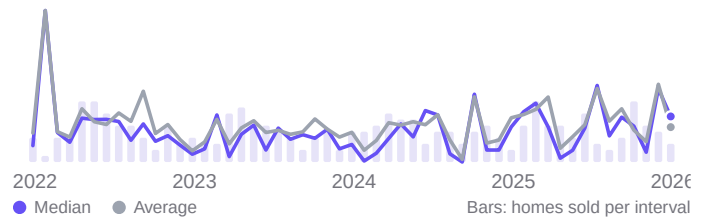
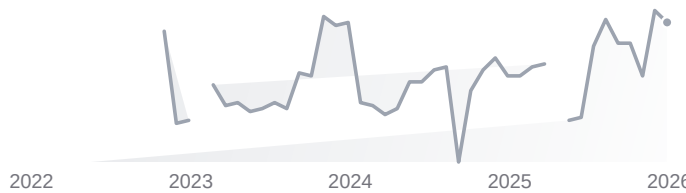
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$233K · Average \$184K

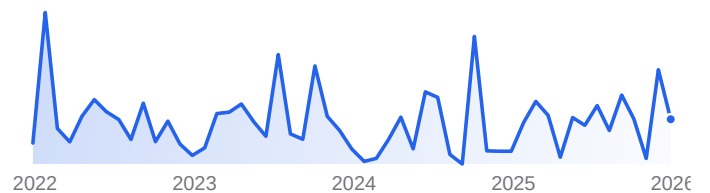
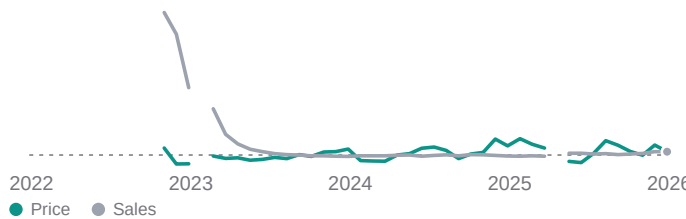


Growth (year over year)

Price +27.5% · Sales +26.4%

Price per square foot

\$185/ft²

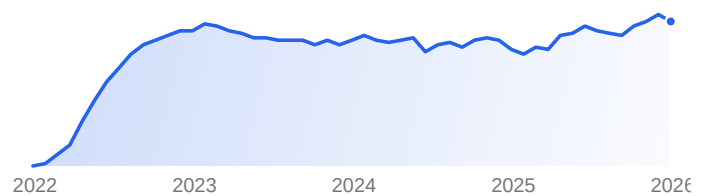
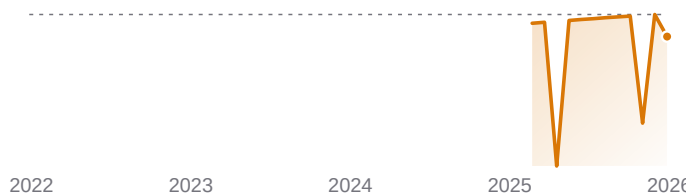


Sale premium vs estimated value

-12.1%

Annual turnover (share of homes sold)

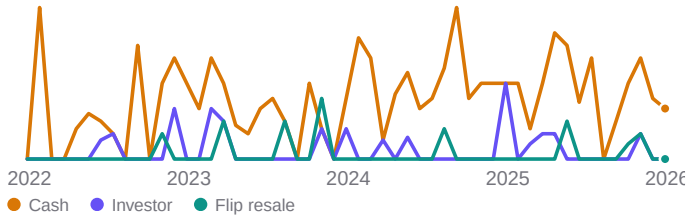
3.7%



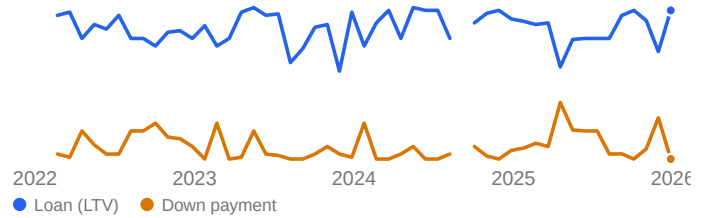
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



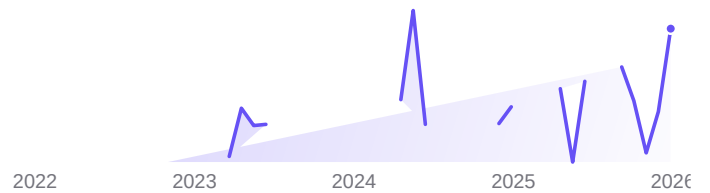
Sellers who sold at a gain

100%



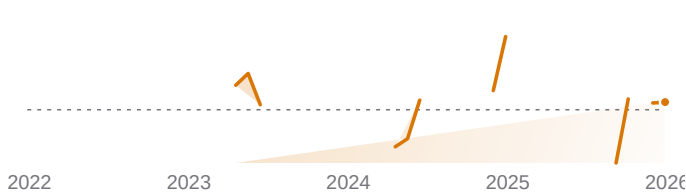
Typical hold before selling

3.5 yrs



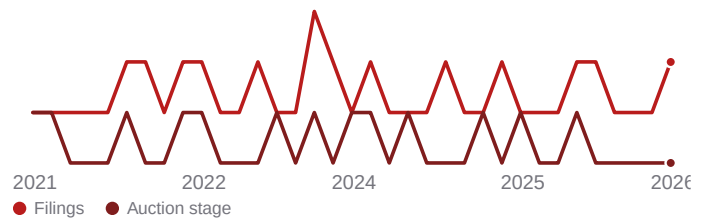
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,796
Median value (AVM)	\$226K
Median size	924 ft²
Median bedrooms	3
Median year built	1968
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.1%
Owner occupied	49%
Company owned	6.5%
Median loan-to-value	45%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	3,941
Density	73 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	77
Homes occupied	83%
Bachelor's or higher	18%
Poverty rate	14.3%
Unemployment	0.9%
Average temp	42°F
Annual precip	46 in
Sunshine	50%

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.