

Gardiner 04345

ZIP code · ME · Maine · Kennebec County · Gardiner

SELLER'S MARKET

\$343K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

159

SALES (12 MO)

\$322K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



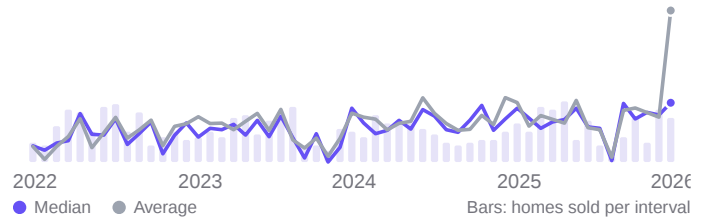
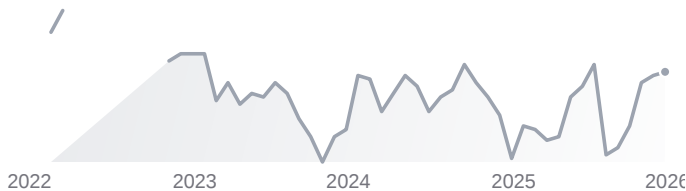
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$370K · Average \$713K

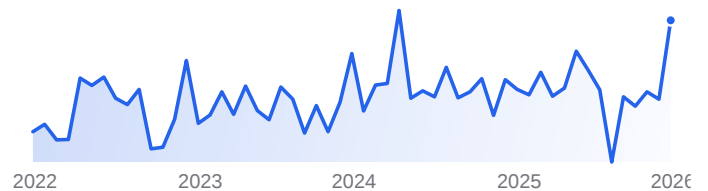
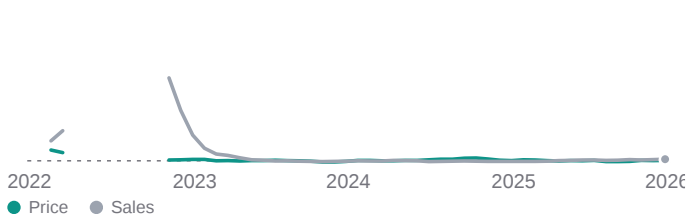


Growth (year over year)

Price +5.9% · Sales +29.3%

Price per square foot

\$321/ft²

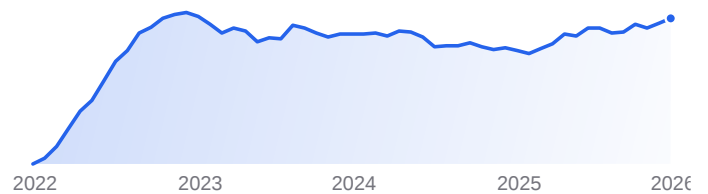
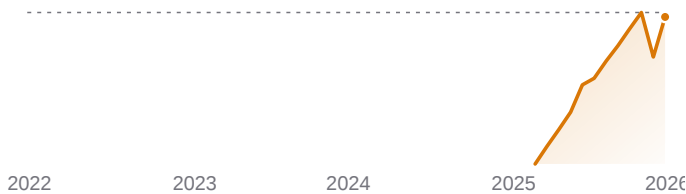


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

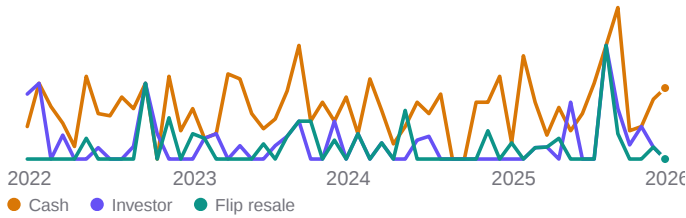
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



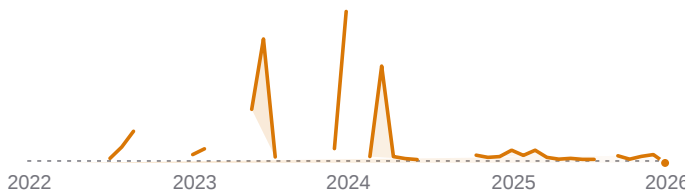
Sellers who sold at a gain

33%

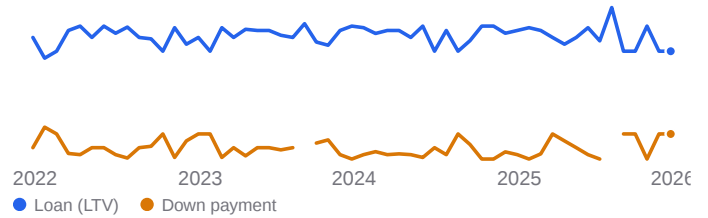


Median annualized return at resale

-4.6%

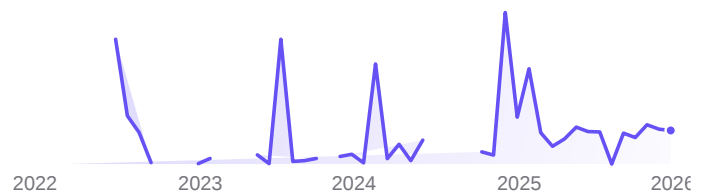


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



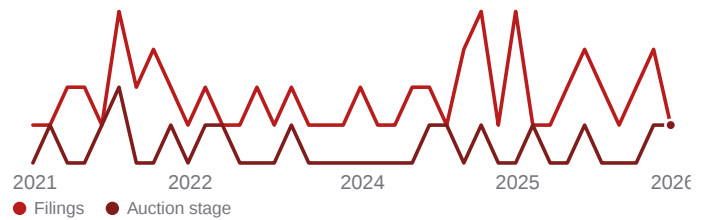
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,739
Median value (AVM)	\$322K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1949
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	5.1%
Median loan-to-value	44%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	12,905
Density	169 / mi²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	70
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	10.7%
Unemployment	0.8%
Average temp	45°F
Annual precip	44 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.