

Randolph 04346

ZIP code · ME · Maine · Kennebec County · Randolph

SELLER'S MARKET

\$294K

MEDIAN SALE PRICE

+53.4%

1-YR CHANGE

18

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

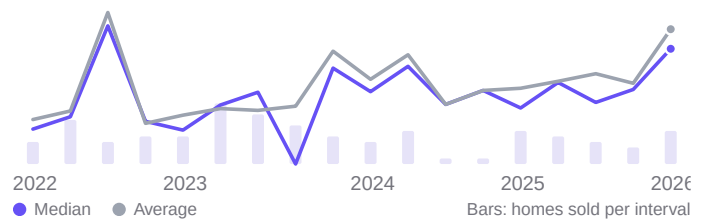
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$294K · Average \$326K

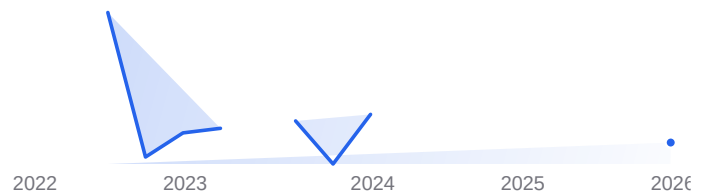
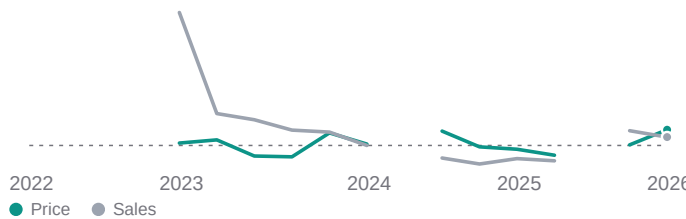


Growth (year over year)

Price +53.4% · Sales +28.6%

Price per square foot

\$128/ft²

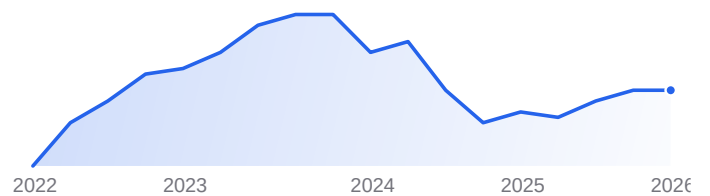
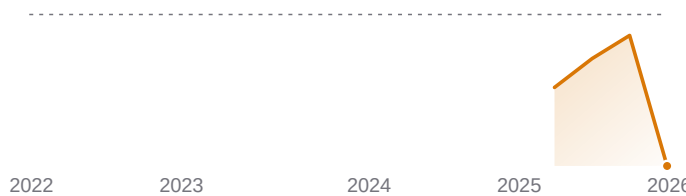


Sale premium vs estimated value

-8.3%

Annual turnover (share of homes sold)

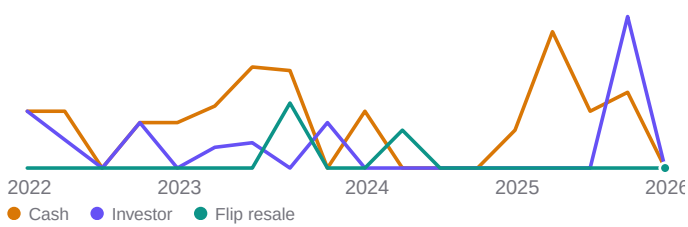
2.7%



BUYERS & OUTCOMES

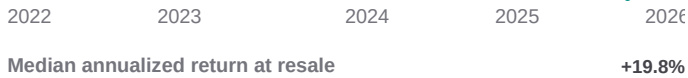
Buyer mix

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

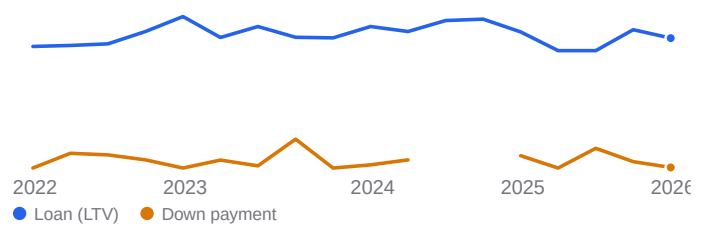


Sellers who sold at a gain

100%

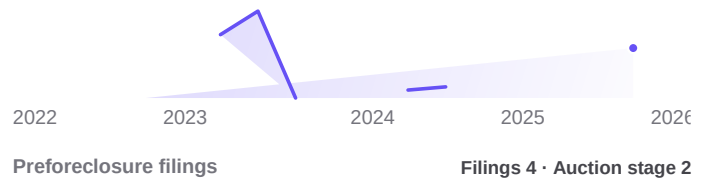


Financing (share of purchase price) Loan (LTV) 88% · Down payment 2.2%



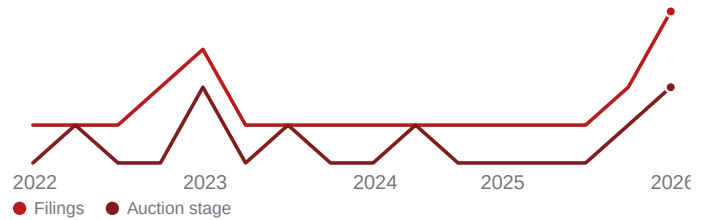
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	679
Median value (AVM)	\$262K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1980
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.1%
Owner occupied	83%
Company owned	3.8%
Median loan-to-value	41%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	1,803
Density	810 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	71
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	15.6%
Unemployment	0.8%
Average temp	45°F
Annual precip	44 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.