

Kents Hill 04349

ZIP code · ME · Maine · Kennebec County

SELLER'S MARKET

\$391K

MEDIAN SALE PRICE

+89.9%

1-YR CHANGE

23

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

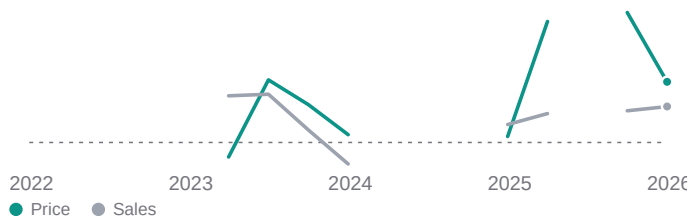
Market temperature (0–100)

76 / 100



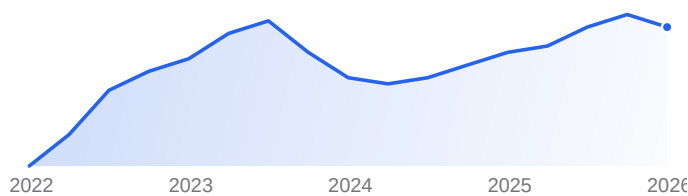
Growth (year over year)

Price +89.9% · Sales +53.3%



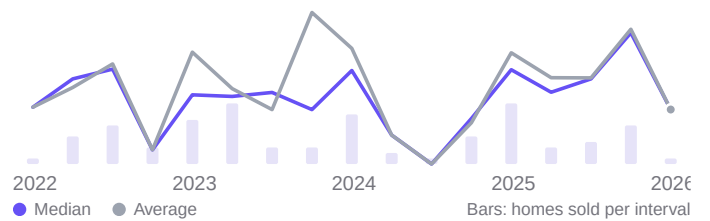
Annual turnover (share of homes sold)

4.1%



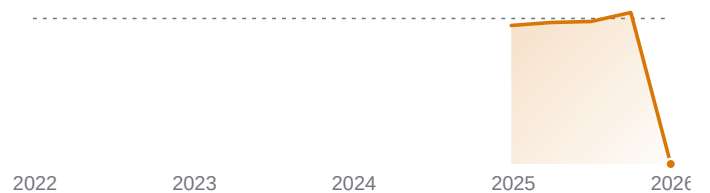
Sale prices

Median \$193K · Average \$193K



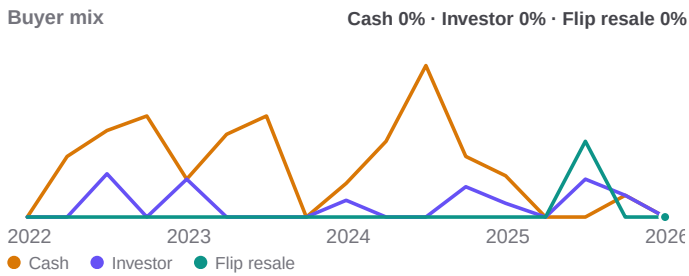
Sale premium vs estimated value

-56.6%



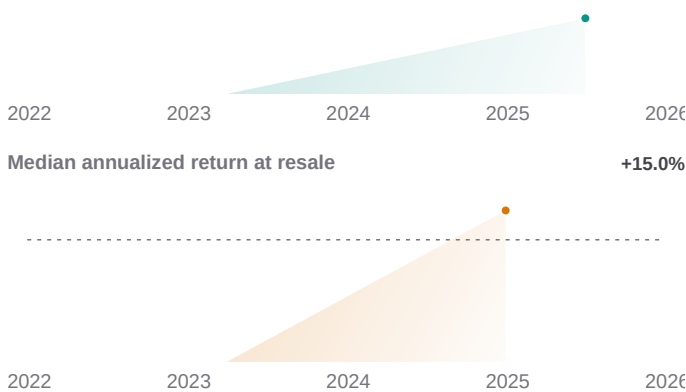
BUYERS & OUTCOMES

Buyer mix

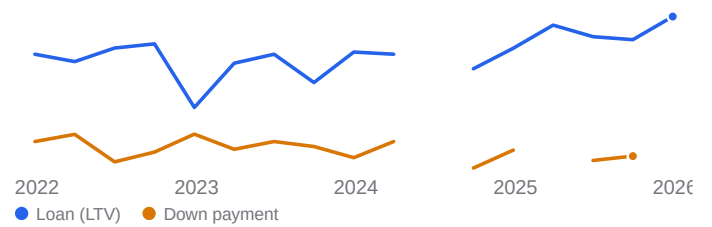


Sellers who sold at a gain

50%

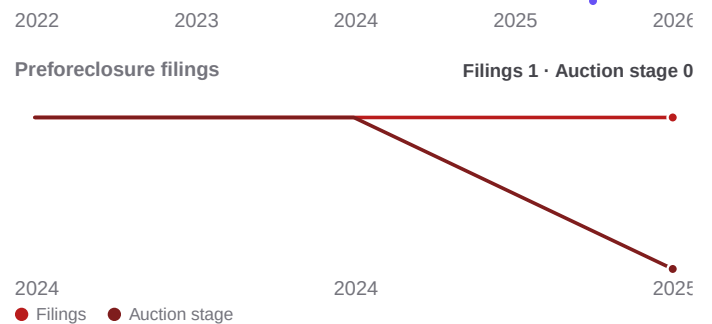


Financing (share of purchase price) Loan (LTV) 106% · Down payment 10%



Typical hold before selling

0.6 yrs



HOUSING STOCK

Homes	567
Median value (AVM)	\$298K
Median size	1,085 ft²
Median bedrooms	2
Median year built	1986
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.7%
Owner occupied	75%
Company owned	4.4%
Median loan-to-value	40%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	1,319
Density	39 / mi²
Median household income	\$61K
Average household income	\$93K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	82
Homes occupied	72%
Bachelor's or higher	19%
Poverty rate	9.6%
Unemployment	0.7%
Average temp	43°F
Annual precip	45 in
Sunshine	50%

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.