

Manchester 04351

ZIP code · ME · Maine · Kennebec County

STRONG BUYER'S MARKET

\$424K

MEDIAN SALE PRICE

-16.0%

1-YR CHANGE

28

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 14 / 100



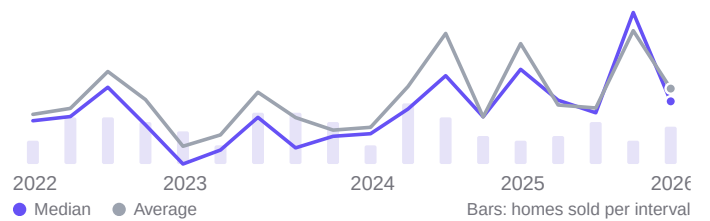
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

14 / 100

Sale prices

Median \$418K · Average \$465K

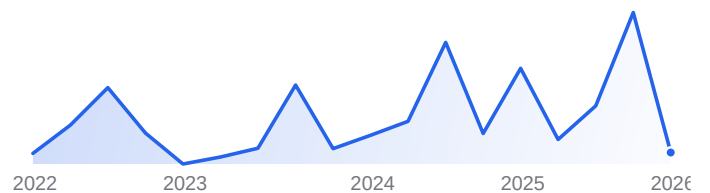
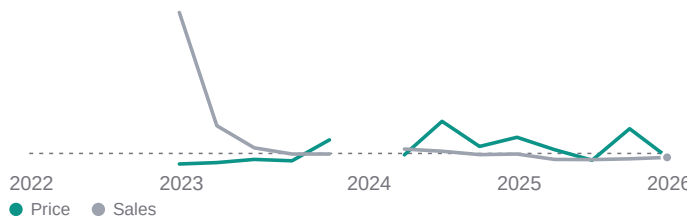


Growth (year over year)

Price -16.0% · Sales -17.6%

Price per square foot

\$281/ft²

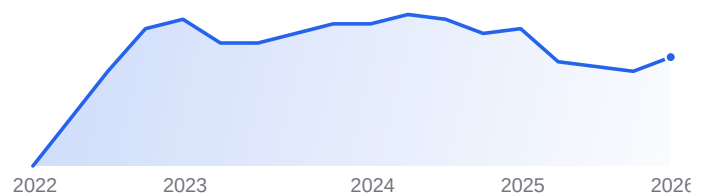
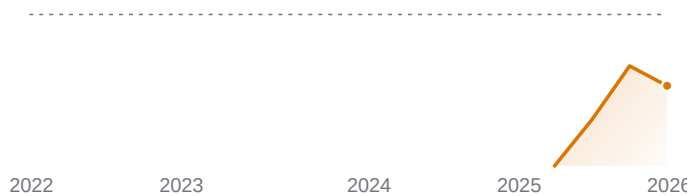


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

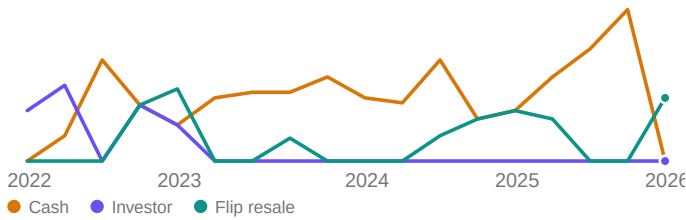
2.3%



BUYERS & OUTCOMES

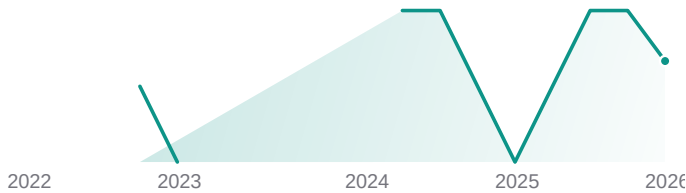
Buyer mix

Cash 0% · Investor 0% · Flip resale 25%



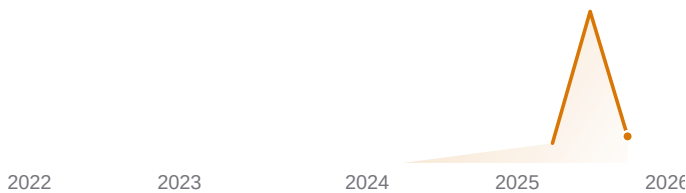
Sellers who sold at a gain

67%

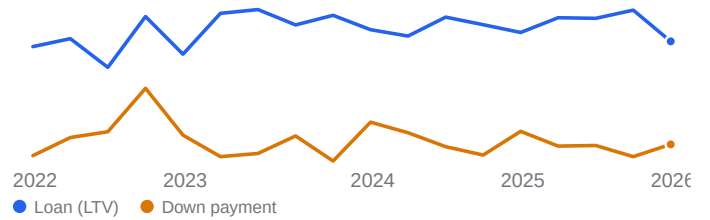


Median annualized return at resale

+18.5%

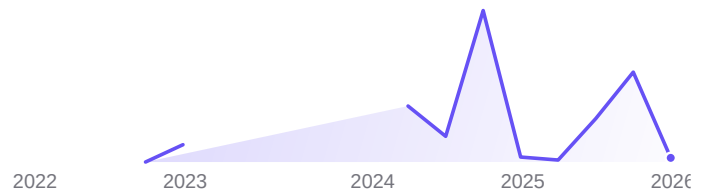


Financing (share of purchase price) Loan (LTV) 74% · Down payment 12%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,206
Median value (AVM)	\$404K
Median size	1,000 ft²
Median bedrooms	3
Median year built	1976
Single family	86%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.2%
Owner occupied	65%
Company owned	8.2%
Median loan-to-value	40%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	2,633
Density	116 / mi²
Median household income	\$85K
Average household income	\$100K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	77
Homes occupied	87%
Bachelor's or higher	24%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	45°F
Annual precip	43 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.