

Mount Vernon 04352

ZIP code · ME · Maine · Kennebec County

BALANCED MARKET

\$330K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

26

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



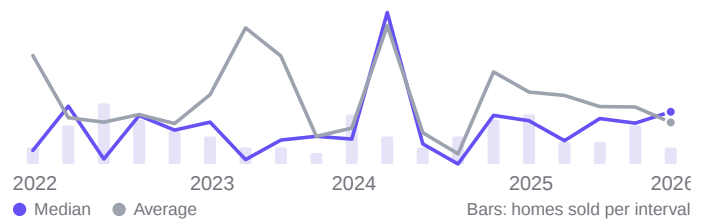
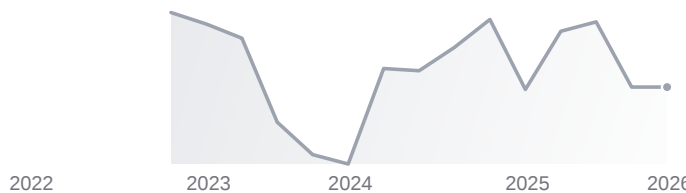
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$350K · Average \$301K

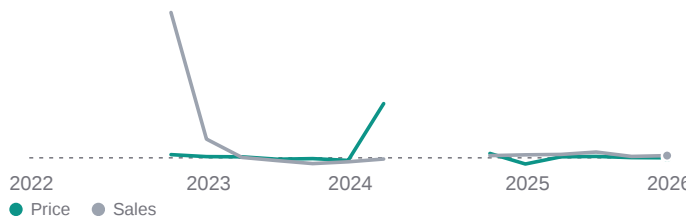


Growth (year over year)

Price -0.8% · Sales +23.8%

Price per square foot

\$258/ft²



Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

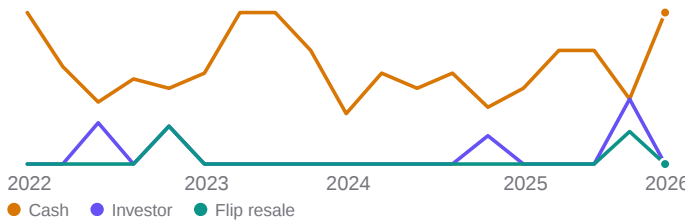
2.2%



BUYERS & OUTCOMES

Buyer mix

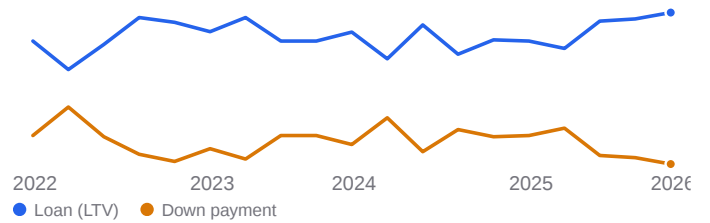
Cash 67% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

0%

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

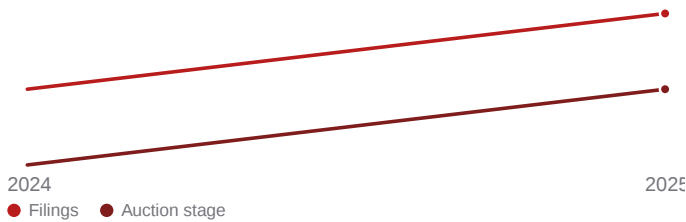


Typical hold before selling

0.5 yrs

Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,176
Median value (AVM)	\$324K
Median size	1,019 ft²
Median bedrooms	3
Median year built	1981
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.9%
Owner occupied	49%
Company owned	9.3%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,743
Density	40 / mi²
Median household income	\$69K
Average household income	\$83K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	76
Homes occupied	72%
Bachelor's or higher	25%
Poverty rate	8.8%
Unemployment	0.8%
Average temp	44°F
Annual precip	44 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.