

Readfield 04355

ZIP code · ME · Maine · Kennebec County

STRONG BUYER'S MARKET

\$215K

MEDIAN SALE PRICE

-44.3%

1-YR CHANGE

26

SALES (12 MO)

\$310K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



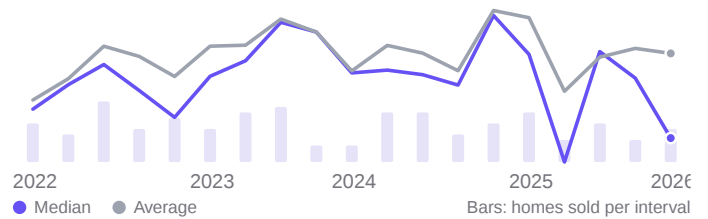
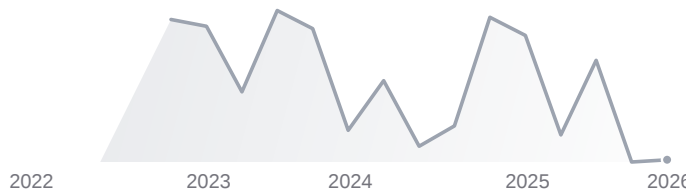
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

12 / 100

Sale prices

Median \$100K · Average \$324K

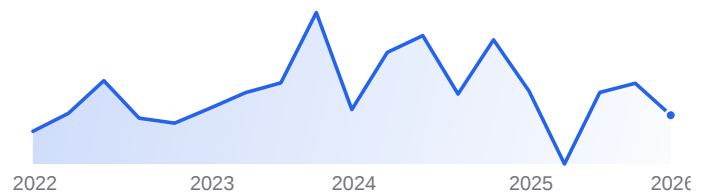
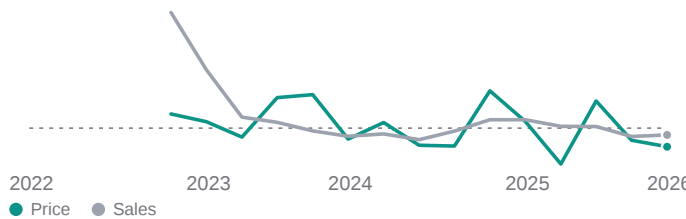


Growth (year over year)

Price -44.3% · Sales -16.1%

Price per square foot

\$181/ft²

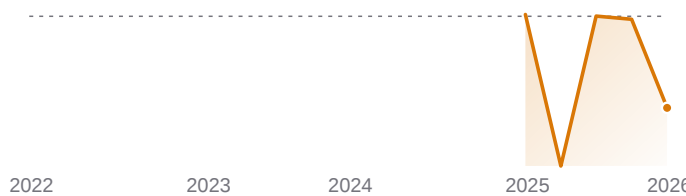


Sale premium vs estimated value

-56.6%

Annual turnover (share of homes sold)

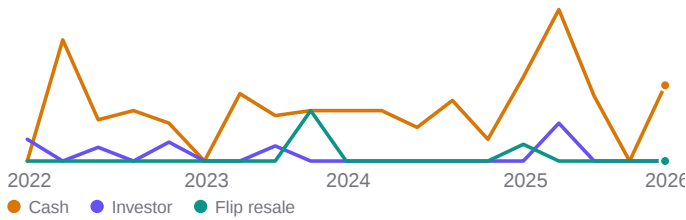
1.9%



BUYERS & OUTCOMES

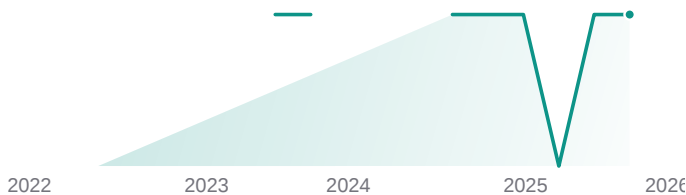
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



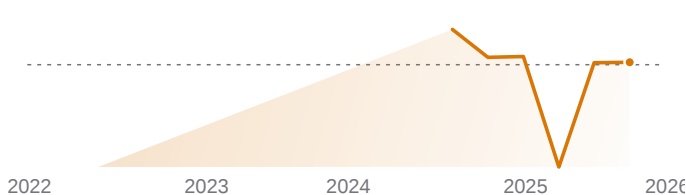
Sellers who sold at a gain

100%

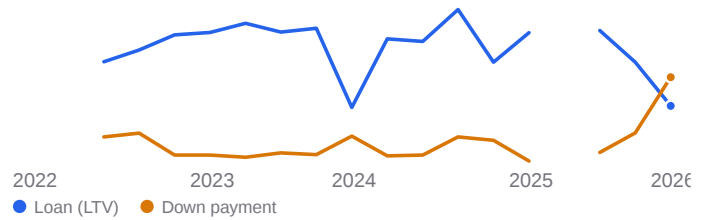


Median annualized return at resale

+1.8%

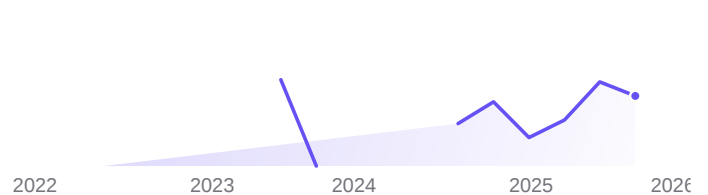


Financing (share of purchase price) Loan (LTV) 41% · Down payment 59%



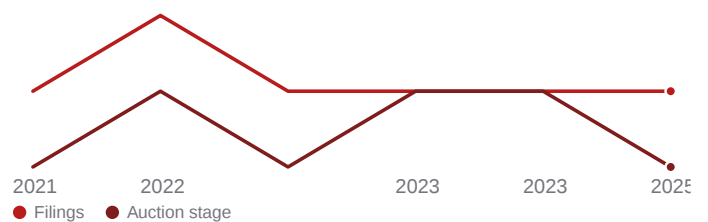
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,366
Median value (AVM)	\$310K
Median size	1,170 ft²
Median bedrooms	3
Median year built	1976
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.9%
Owner occupied	60%
Company owned	8.8%
Median loan-to-value	41%
Typical ownership tenure	20.1 yrs

COMMUNITY

Population	2,870
Density	91 / mi²
Median household income	\$93K
Average household income	\$117K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	80
Homes occupied	81%
Bachelor's or higher	35%
Poverty rate	5.2%
Unemployment	1.0%
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.