

South China 04358

ZIP code · ME · Maine · Kennebec County

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

72

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



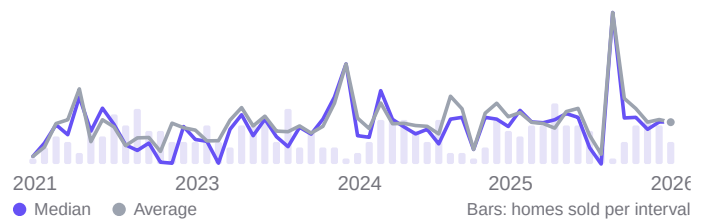
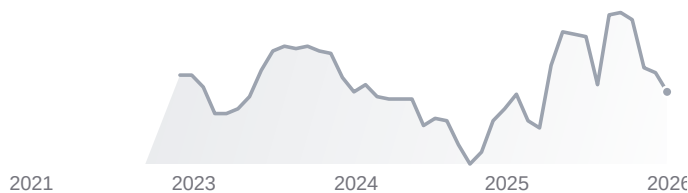
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$325K · Average \$323K

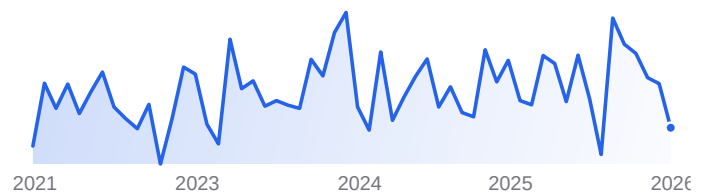
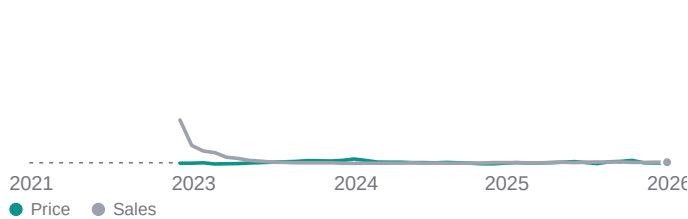


Growth (year over year)

Price -7.6% · Sales +20.0%

Price per square foot

\$122/ft²

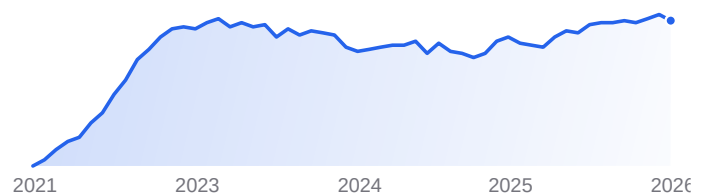


Sale premium vs estimated value

-47.5%

Annual turnover (share of homes sold)

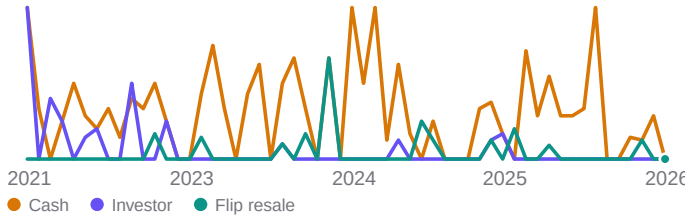
3.2%



BUYERS & OUTCOMES

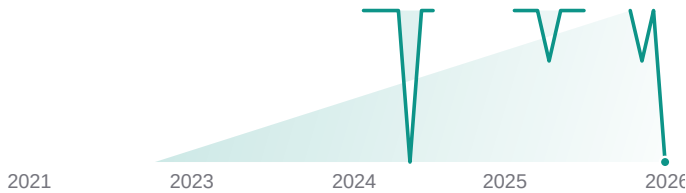
Buyer mix

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



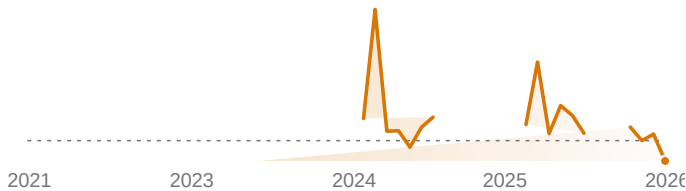
Sellers who sold at a gain

0%

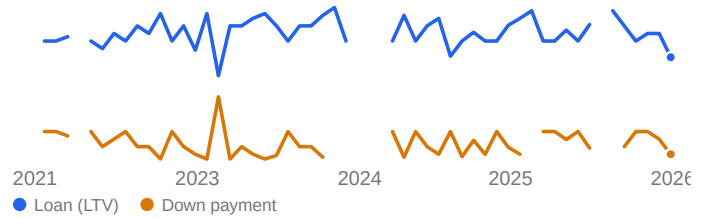


Median annualized return at resale

-17.0%

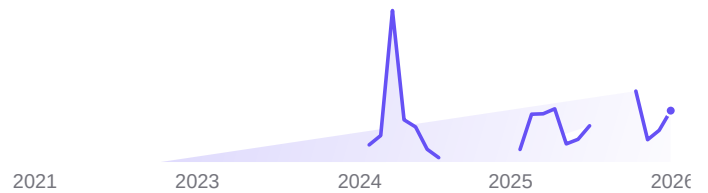


Financing (share of purchase price) Loan (LTV) 69% · Down payment 5.0%



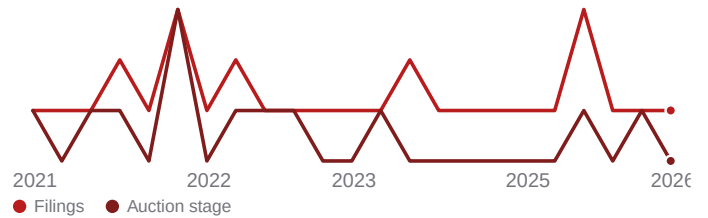
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,281
Median value (AVM)	\$349K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1977
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.2%
Owner occupied	52%
Company owned	8.0%
Median loan-to-value	37%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	4,458
Density	81 / mi²
Median household income	\$92K
Average household income	\$112K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	69
Homes occupied	79%
Bachelor's or higher	19%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	44°F
Annual precip	45 in
Sunshine	50%

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