

Vienna 04360

ZIP code · ME · Maine · Kennebec County

\$406K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

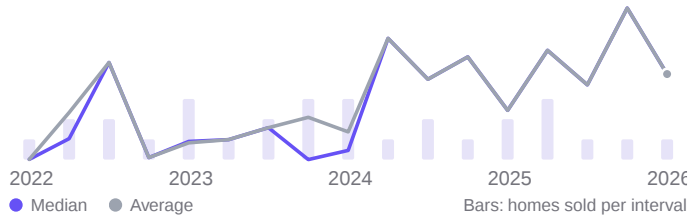
MARKET TRENDS (5 YEARS)

Sale prices

Median \$300K · Average \$300K

Growth (year over year)

Price -6.4% · Sales +75.0%

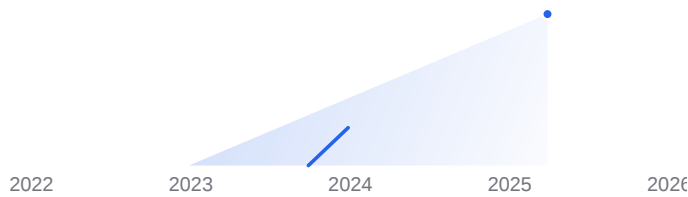


Price per square foot

\$353/ft²

Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

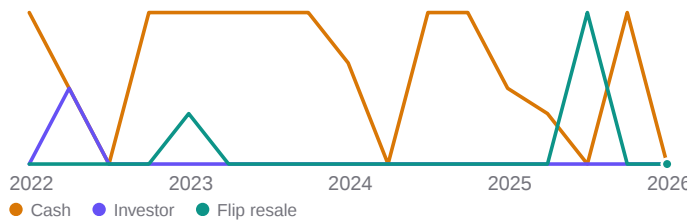
3.1%



BUYERS & OUTCOMES

Buyer mix

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



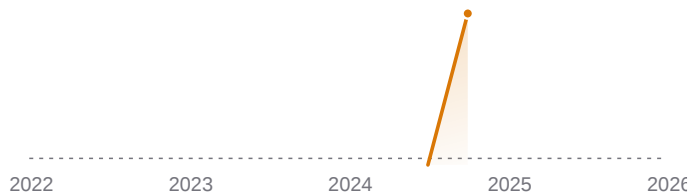
Sellers who sold at a gain

0%

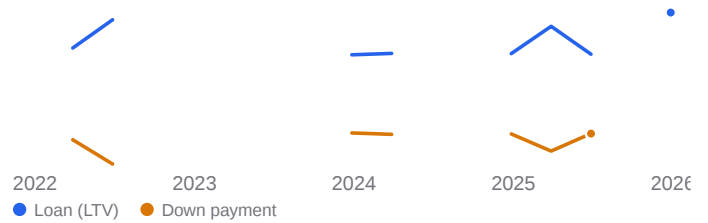


Median annualized return at resale

+106.1%



Financing (share of purchase price) Loan (LTV) 102% · Down payment 25%



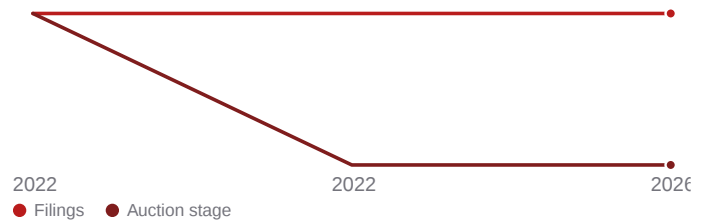
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	262
Median value (AVM)	\$212K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1978
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	74%
Company owned	2.3%
Median loan-to-value	37%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	505
Density	24 / mi²
Median household income	\$68K
Average household income	\$79K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	81
Homes occupied	67%
Bachelor's or higher	25%
Poverty rate	9.2%
Unemployment	0.8%
Average temp	43°F
Annual precip	46 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.