

Windsor 04363

ZIP code · ME · Maine · Kennebec County

SELLER'S MARKET

\$466K

MEDIAN SALE PRICE

+71.7%

1-YR CHANGE

34

SALES (12 MO)

\$303K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

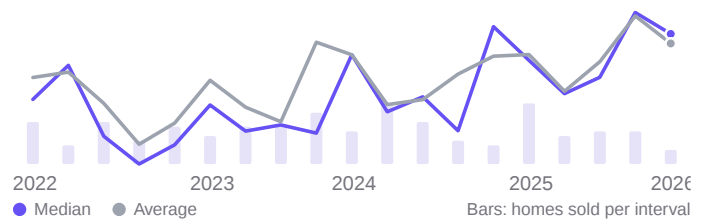
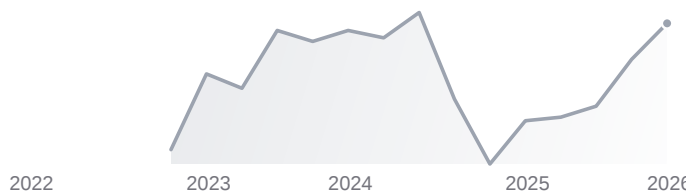
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$398K · Average \$376K

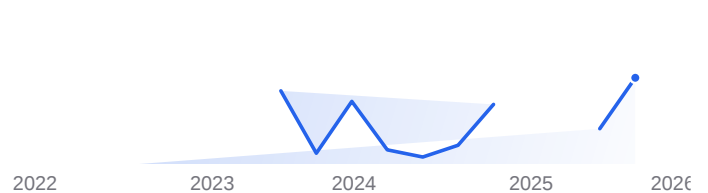
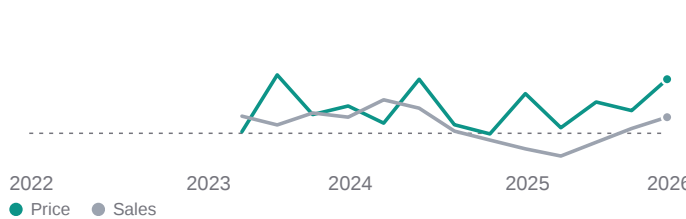


Growth (year over year)

Price +71.7% · Sales +21.4%

Price per square foot

\$393/ft²

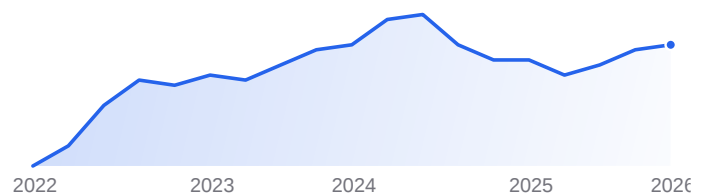
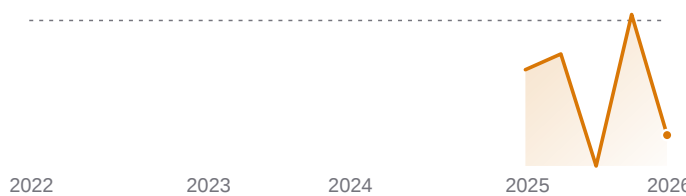


Sale premium vs estimated value

-11.1%

Annual turnover (share of homes sold)

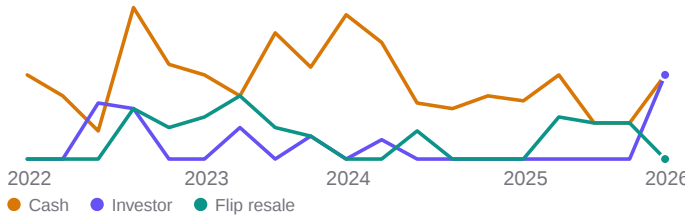
3.1%



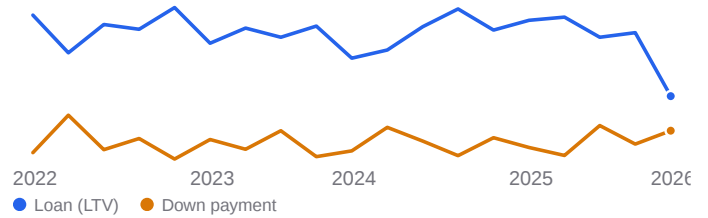
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

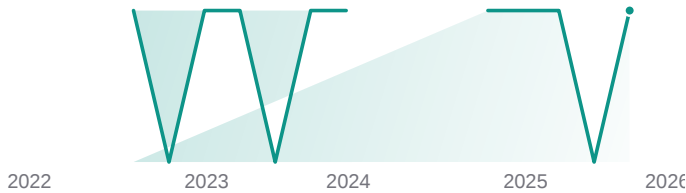


Financing (share of purchase price) Loan (LTV) 42% · Down payment 20%



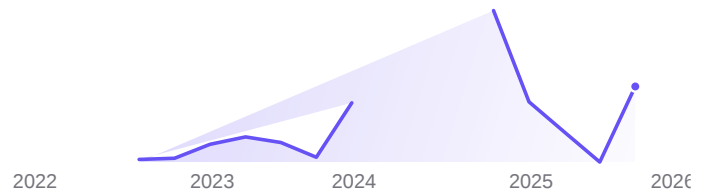
Sellers who sold at a gain

100%



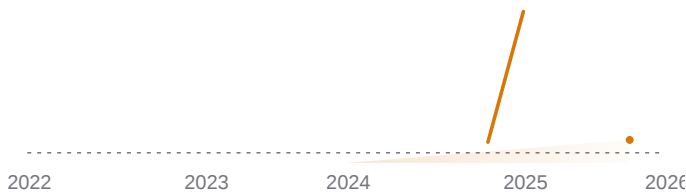
Typical hold before selling

1.7 yrs



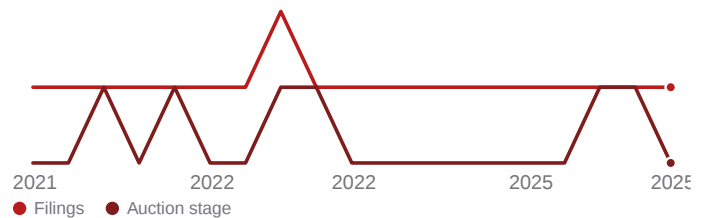
Median annualized return at resale

+8.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,083
Median value (AVM)	\$303K
Median size	1,370 ft²
Median bedrooms	3
Median year built	1972
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.6%
Owner occupied	70%
Company owned	8.0%
Median loan-to-value	43%
Typical ownership tenure	20.5 yrs

COMMUNITY

Population	2,694
Density	76 / mi²
Median household income	\$69K
Average household income	\$79K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	71
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	4.9%
Unemployment	0.8%
Average temp	45°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.