

Bangor 04401

ZIP code · ME · Maine > Penobscot County > Bangor

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

529

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



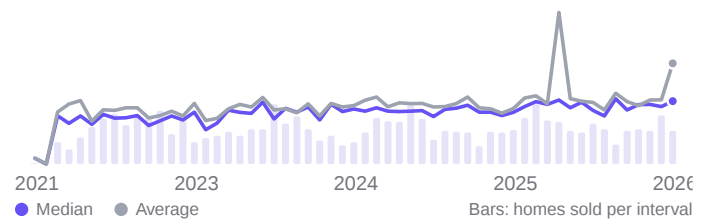
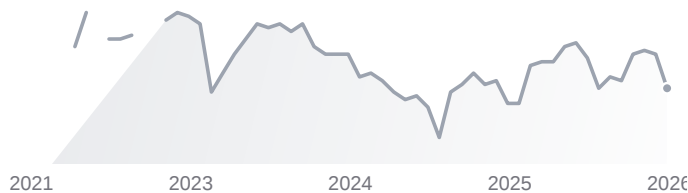
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$325K · Average \$495K

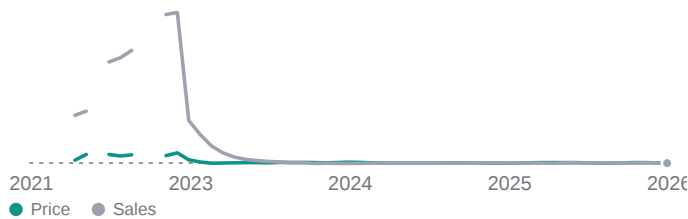


Growth (year over year)

Price +4.2% · Sales -4.7%

Price per square foot

\$232/ft²

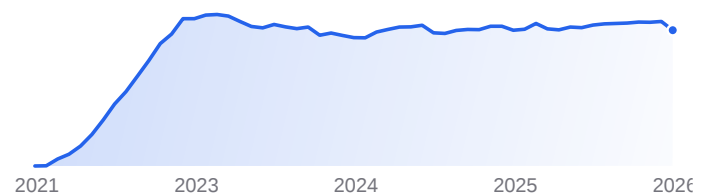
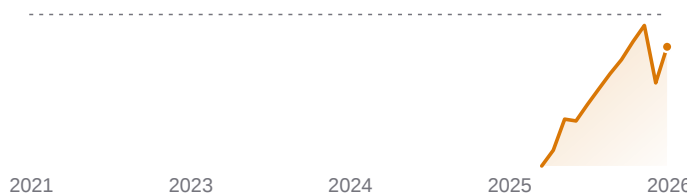


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

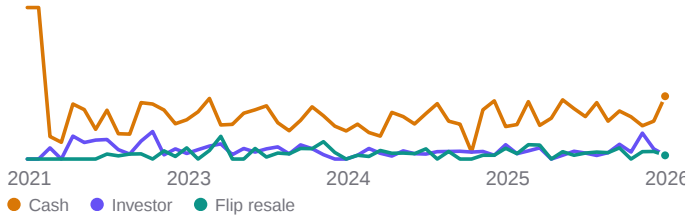
3.7%



BUYERS & OUTCOMES

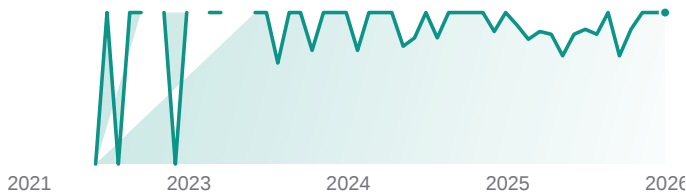
Buyer mix

Cash 41% · Investor 2.4% · Flip resale 2.4%



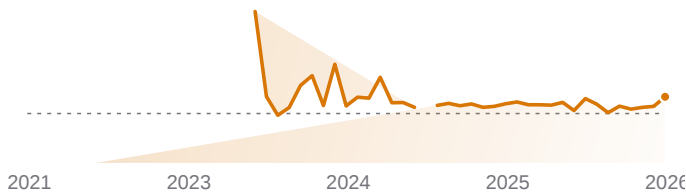
Sellers who sold at a gain

100%

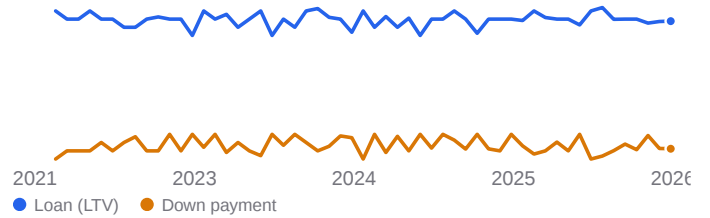


Median annualized return at resale

+14.6%

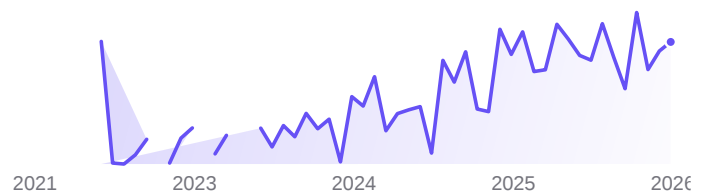


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



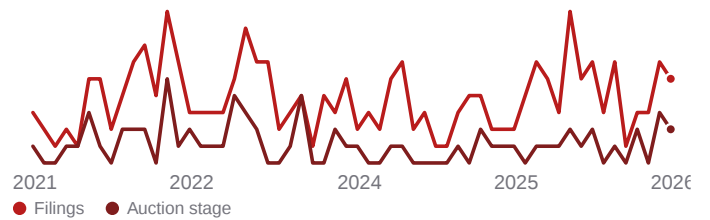
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	14,208
Median value (AVM)	\$318K
Median size	1,515 ft²
Median bedrooms	3
Median year built	1958
Single family	77%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	68%
Company owned	13%
Median loan-to-value	47%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	46,010
Density	443 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	62
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	11.0%
Unemployment	0.9%
Average temp	44°F
Annual precip	41 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.