

Abbot 04406

ZIP code · ME · Maine · Piscataquis County

SELLER'S MARKET

\$283K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



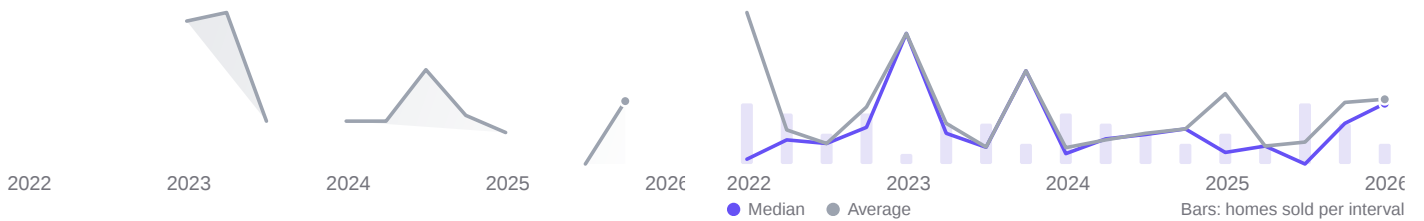
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$283K · Average \$295K

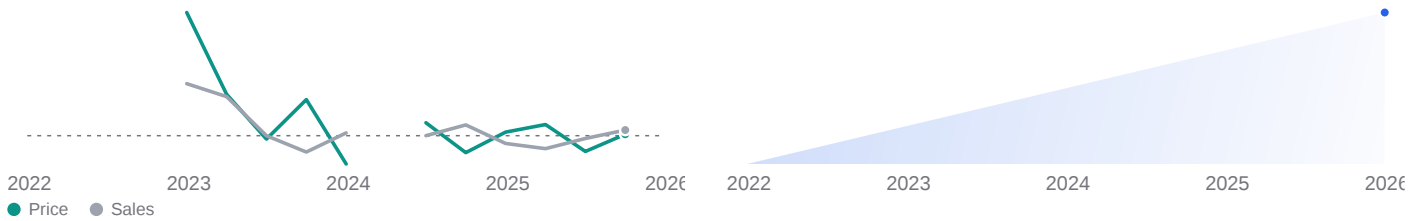


Growth (year over year)

Price +3.5% · Sales +14.3%

Price per square foot

\$335/ft²

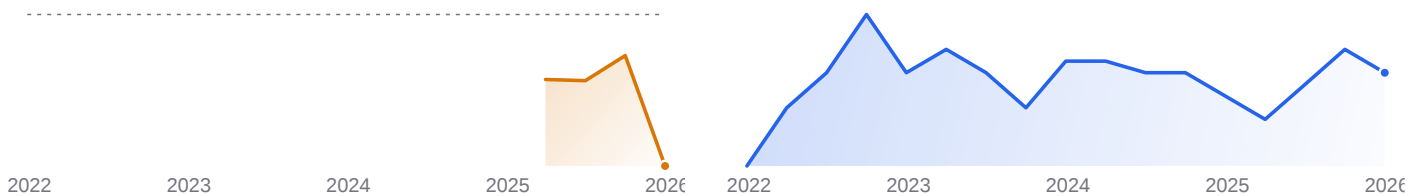


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

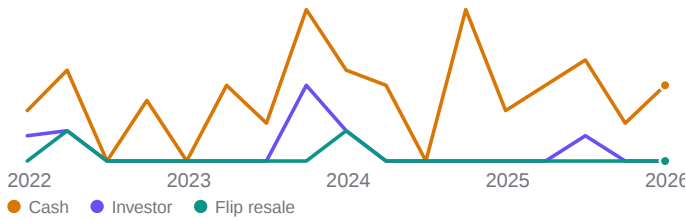
4.0%



BUYERS & OUTCOMES

Buyer mix

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



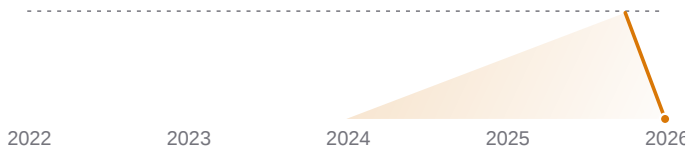
Sellers who sold at a gain

0%

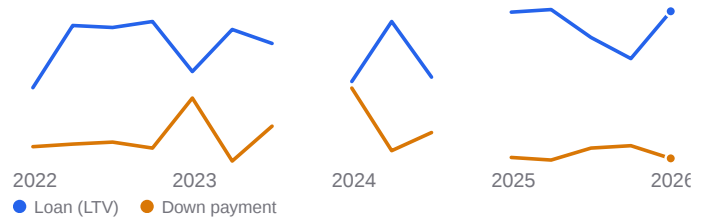
2022 2023 2024 2025 2026

Median annualized return at resale

-42.3%



Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.5%



Typical hold before selling

4.0 yrs

2022 2023 2024 2025 2026

Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	352
Median value (AVM)	\$262K
Median size	1,479 ft²
Median bedrooms	3
Median year built	1976
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	59%
Company owned	5.4%
Median loan-to-value	34%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,029
Density	8 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	68
Homes occupied	52%
Bachelor's or higher	17%
Poverty rate	10.7%
Unemployment	1.8%
Average temp	40°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.