

Brewer 04412

ZIP code · ME · Maine > Penobscot County > Brewer

SELLER'S MARKET

\$342K

MEDIAN SALE PRICE

+31.1%

1-YR CHANGE

118

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



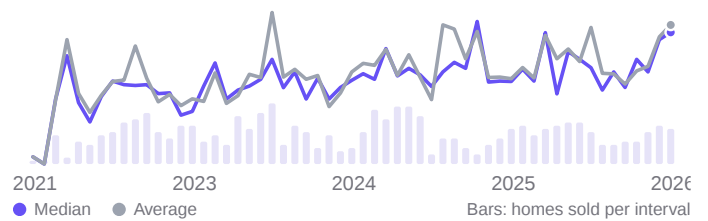
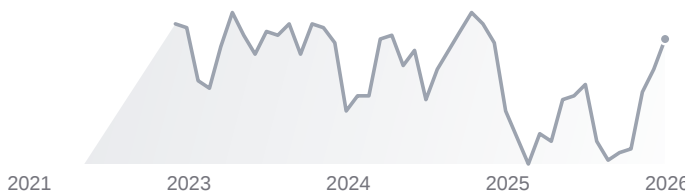
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$385K · Average \$405K

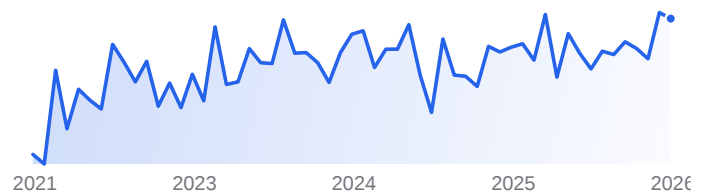
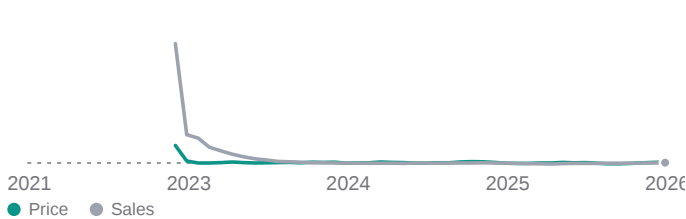


Growth (year over year)

Price +31.1% · Sales +11.3%

Price per square foot

\$231/ft²

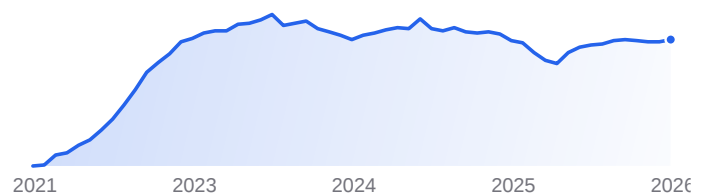
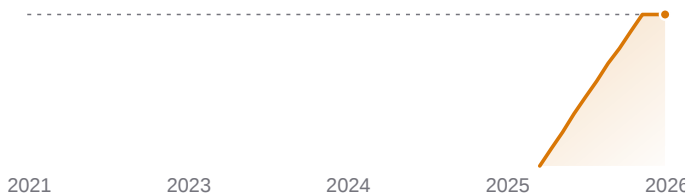


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

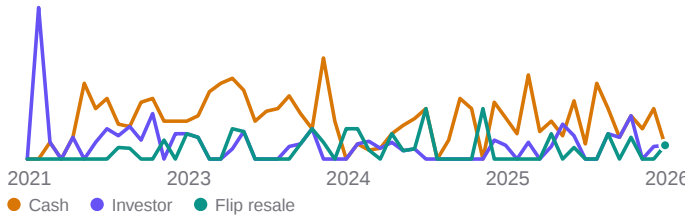
3.8%



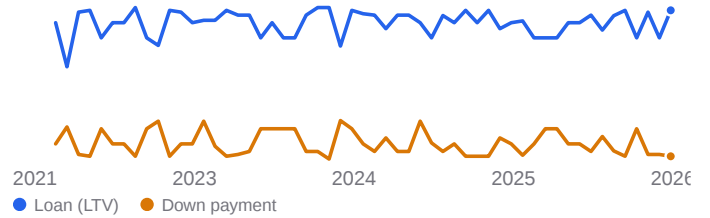
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 9.1% · Flip resale 9.1%

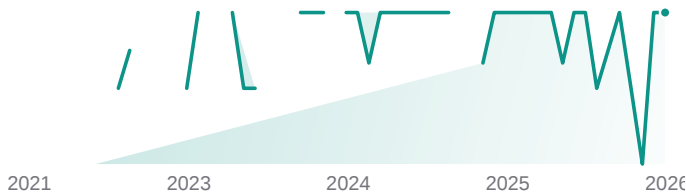


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



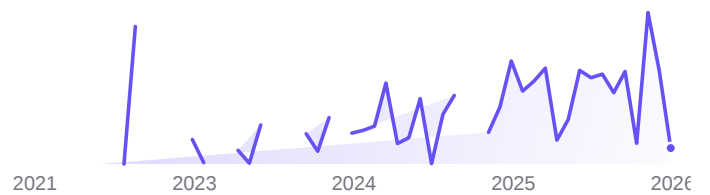
Sellers who sold at a gain

100%



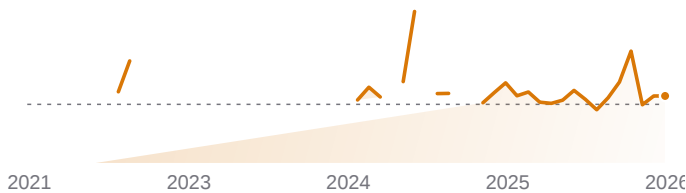
Typical hold before selling

0.5 yrs



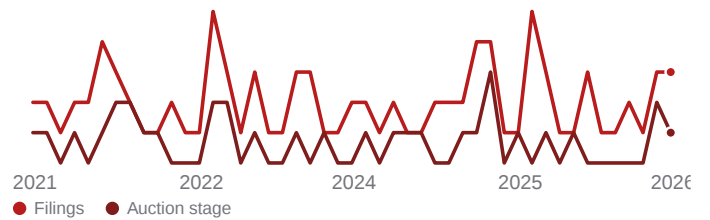
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	3,133
Median value (AVM)	\$306K
Median size	1,437 ft²
Median bedrooms	3
Median year built	1959
Single family	82%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	11%
Median loan-to-value	46%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	10,077
Density	641 / mi²
Median household income	\$60K
Average household income	\$75K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	14.5%
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.