

Greenbush 04418

ZIP code · ME · Maine · Penobscot County

BALANCED MARKET

\$146K

MEDIAN SALE PRICE

+35.1%

1-YR CHANGE

17

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

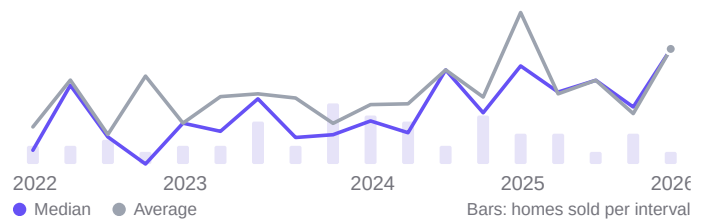
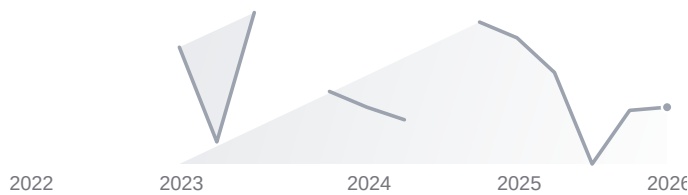
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$239K · Average \$240K

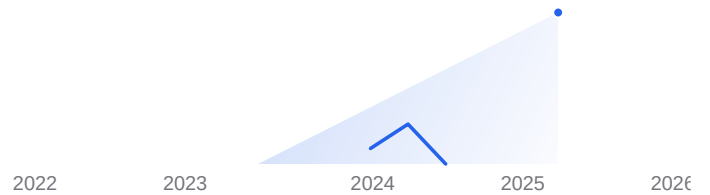
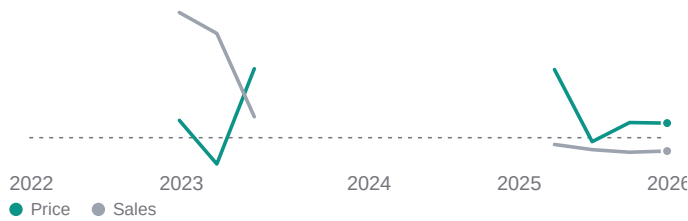


Growth (year over year)

Price +35.1% · Sales -32.0%

Price per square foot

\$507/ft²

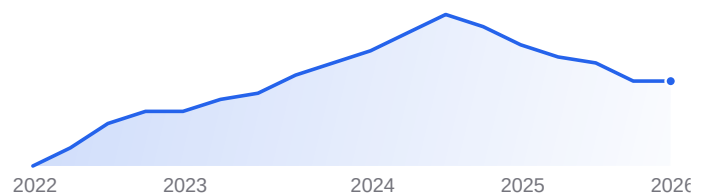


Sale premium vs estimated value

-14.1%

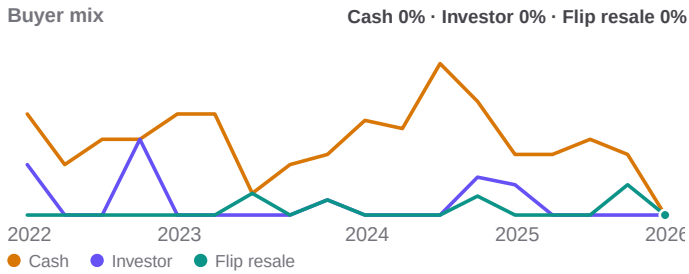
Annual turnover (share of homes sold)

2.5%



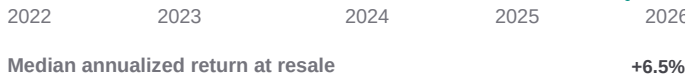
BUYERS & OUTCOMES

Buyer mix



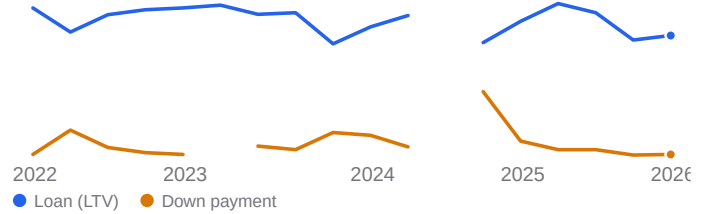
Sellers who sold at a gain

100%



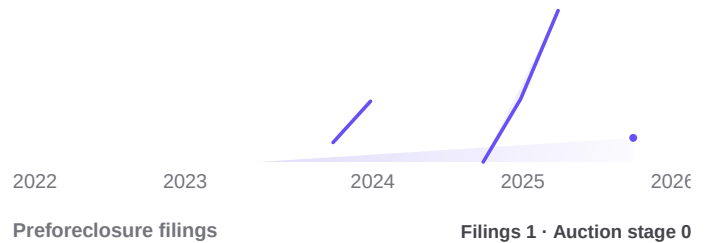
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



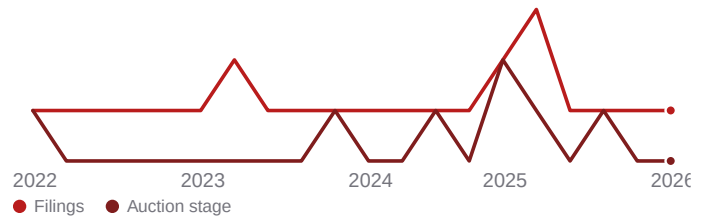
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	670
Median value (AVM)	\$155K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1984
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.4%
Owner occupied	61%
Company owned	6.3%
Median loan-to-value	39%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,134
Density	12 / mi²
Median household income	\$56K
Average household income	\$68K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	69
Homes occupied	73%
Bachelor's or higher	12%
Poverty rate	9.8%
Unemployment	0.9%
Average temp	42°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.