

Carmel 04419

ZIP code · ME · Maine · Penobscot County

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

+35.7%

1-YR CHANGE

31

SALES (12 MO)

\$322K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



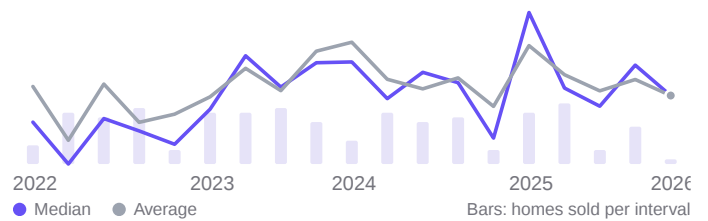
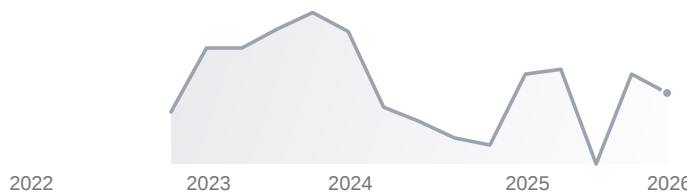
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$250K · Average \$250K

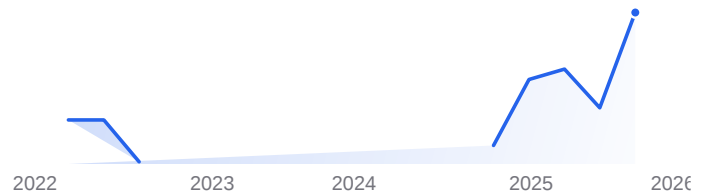
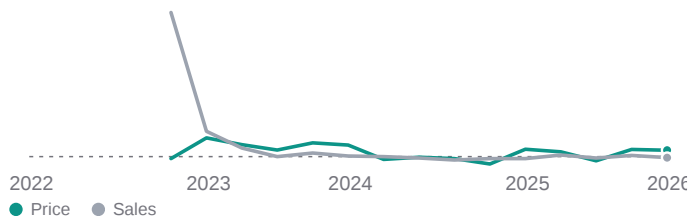


Growth (year over year)

Price +35.7% · Sales -6.1%

Price per square foot

\$617/ft²



Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

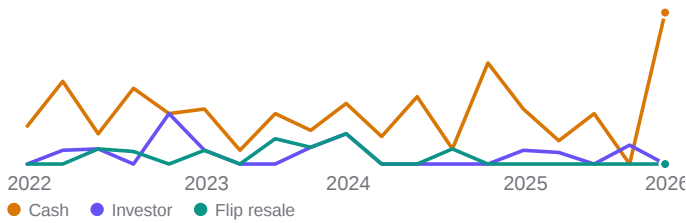
2.6%



BUYERS & OUTCOMES

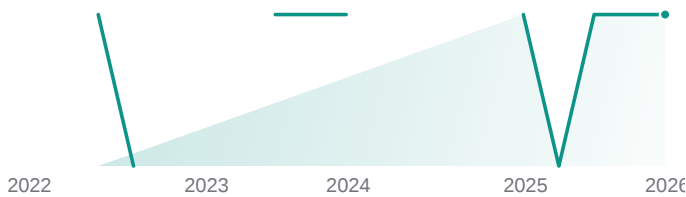
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

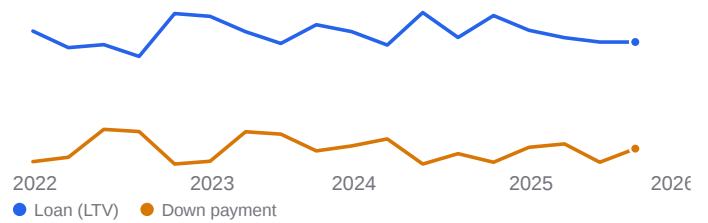


Median annualized return at resale

+11.9%

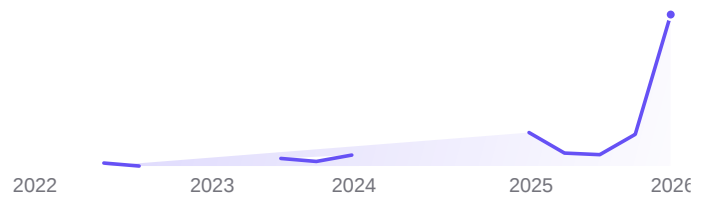


Financing (share of purchase price) Loan (LTV) 80% · Down payment 12%



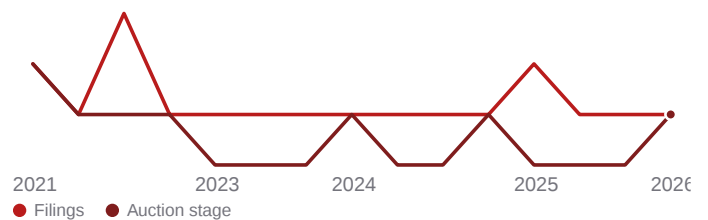
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,188
Median value (AVM)	\$322K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1982
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.4%
Owner occupied	72%
Company owned	3.6%
Median loan-to-value	43%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	2,796
Density	79 / mi²
Median household income	\$92K
Average household income	\$96K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	66
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	9.3%
Unemployment	1.1%
Average temp	44°F
Annual precip	42 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.