

Charleston 04422

ZIP code · ME · Maine · Penobscot County

STRONG SELLER'S MARKET

\$290K

MEDIAN SALE PRICE

+451.7%

1-YR CHANGE

11

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

86 / 100

Sale prices

Median \$304K · Average \$466K

2022 2023 2024 2025 2026

2022 2023 2024 2025 2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +451.7% · Sales +22.2%

Price per square foot

\$173/ft²

2022 2023 2024 2025 2026

● Price ● Sales

2022 2023 2024 2025 2026

Sale premium vs estimated value

-7.0%

Annual turnover (share of homes sold)

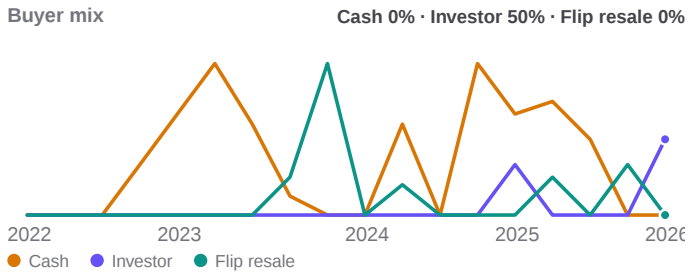
3.0%

2022 2023 2024 2025 2026

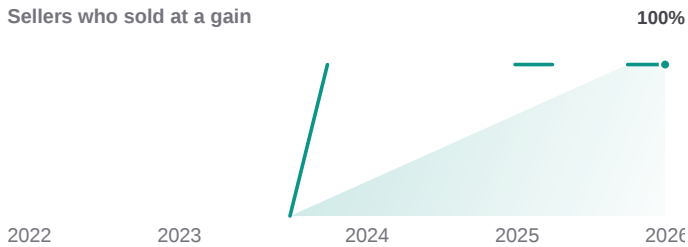
2022 2023 2024 2025 2026

BUYERS & OUTCOMES

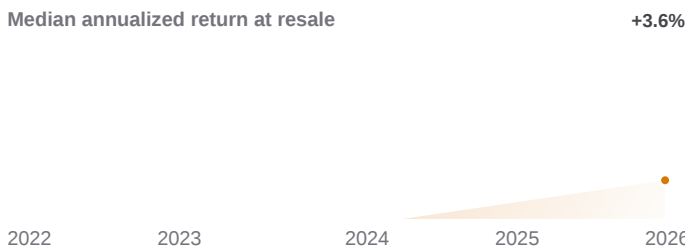
Buyer mix



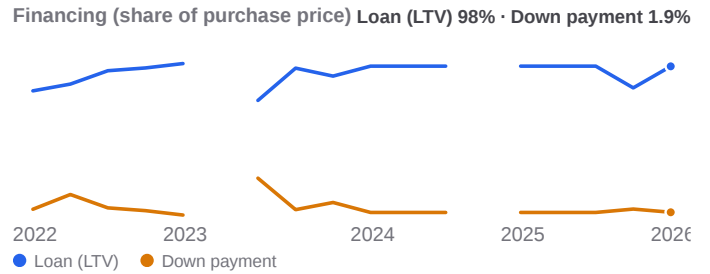
Sellers who sold at a gain



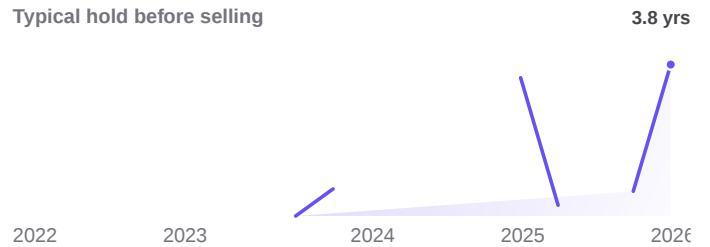
Median annualized return at resale



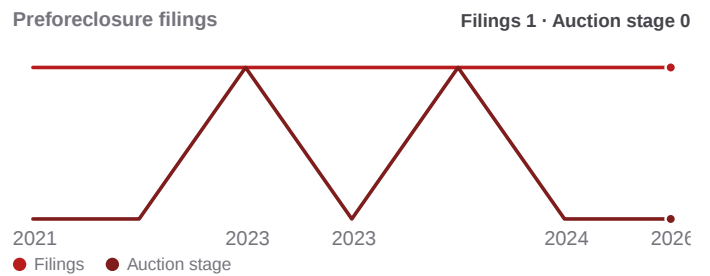
Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	363
Median value (AVM)	\$244K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1988
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	5.9%
Owner occupied	82%
Company owned	4.1%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,655
Density	41 / mi²
Median household income	\$67K
Average household income	\$76K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	69
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	6.8%
Unemployment	1.2%
Average temp	42°F
Annual precip	43 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.