

Eddington 04428

ZIP code · ME · Maine · Penobscot County

BALANCED MARKET

\$203K

MEDIAN SALE PRICE

-31.7%

1-YR CHANGE

52

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

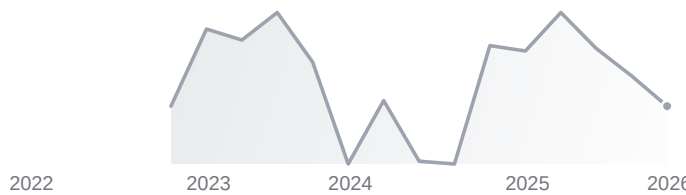
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

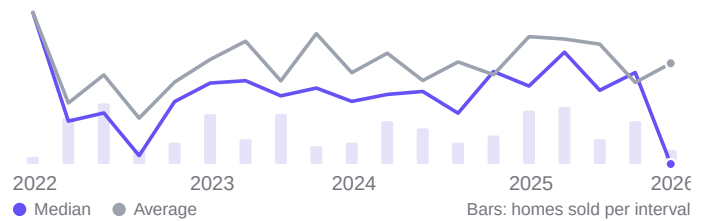
Market temperature (0–100)

48 / 100



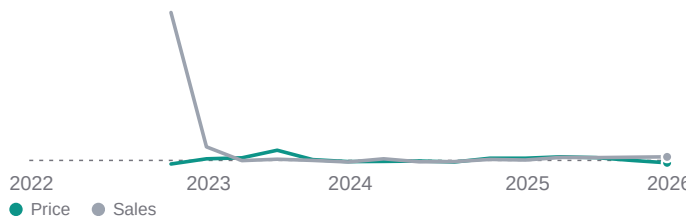
Sale prices

Median \$72K · Average \$267K



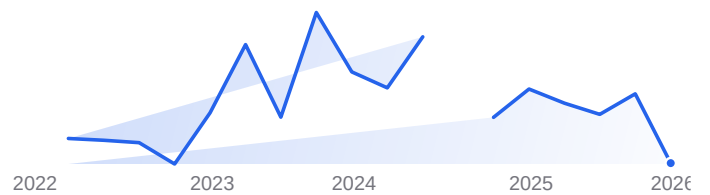
Growth (year over year)

Price -31.7% · Sales +44.4%



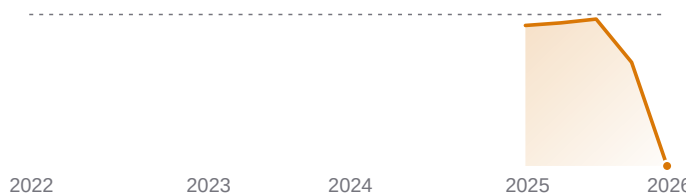
Price per square foot

\$44/ft²



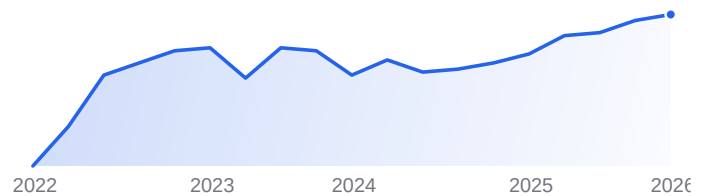
Sale premium vs estimated value

-77.2%



Annual turnover (share of homes sold)

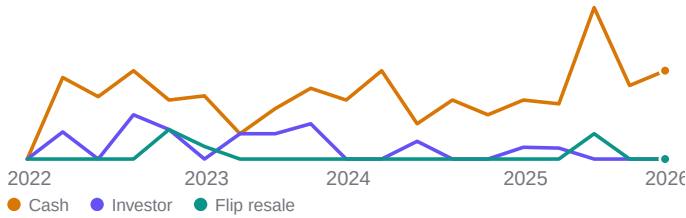
3.8%



BUYERS & OUTCOMES

Buyer mix

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



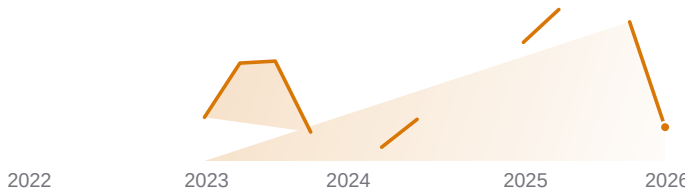
Sellers who sold at a gain

100%

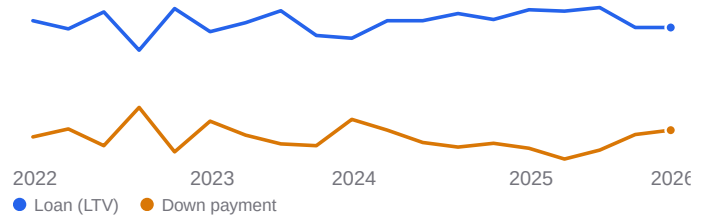


Median annualized return at resale

+25.2%

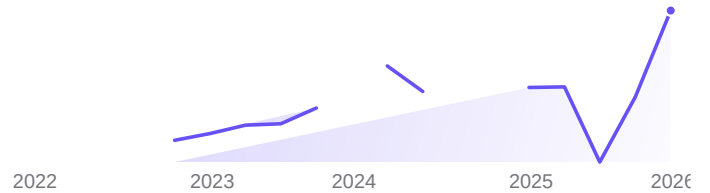


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



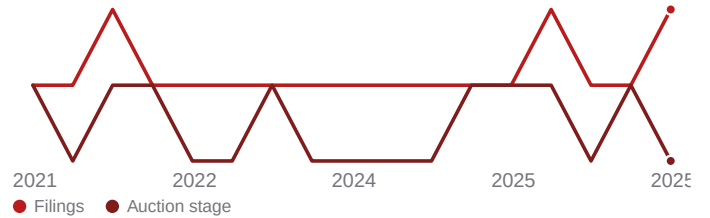
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,367
Median value (AVM)	\$304K
Median size	1,264 ft²
Median bedrooms	3
Median year built	1985
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.7%
Owner occupied	69%
Company owned	5.9%
Median loan-to-value	45%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	3,054
Density	49 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	66
Homes occupied	86%
Bachelor's or higher	21%
Poverty rate	5.5%
Unemployment	1.0%
Average temp	43°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.