

East Millinocket 04430

ZIP code · ME · Maine · Penobscot County · East Millinocket

SELLER'S MARKET

\$122K

MEDIAN SALE PRICE

+11.0%

1-YR CHANGE

25

SALES (12 MO)

\$110K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



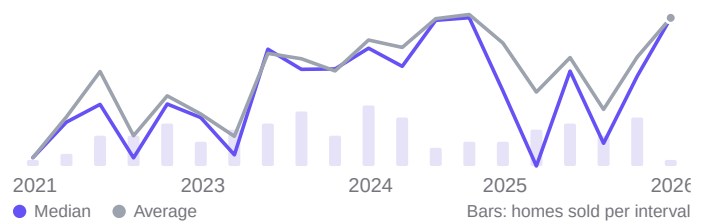
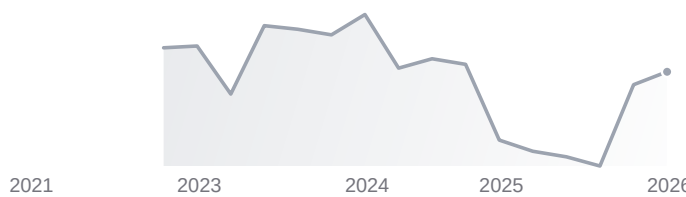
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$170K · Average \$170K

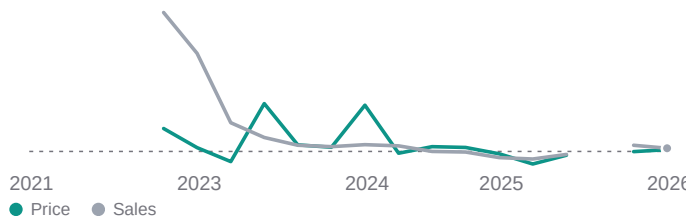


Growth (year over year)

Price +11.0% · Sales +19.0%

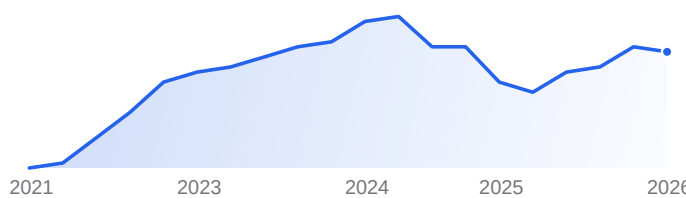
Sale premium vs estimated value

+129.7%



Annual turnover (share of homes sold)

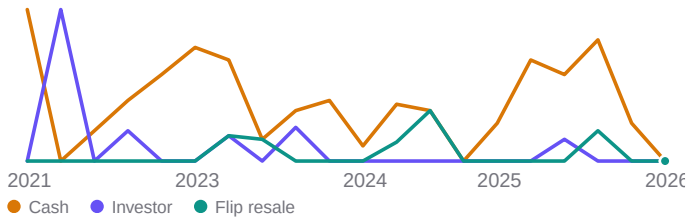
3.4%



BUYERS & OUTCOMES

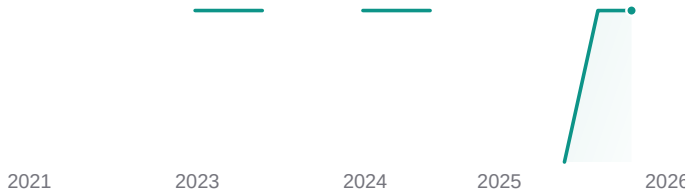
Buyer mix

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



Sellers who sold at a gain

100%

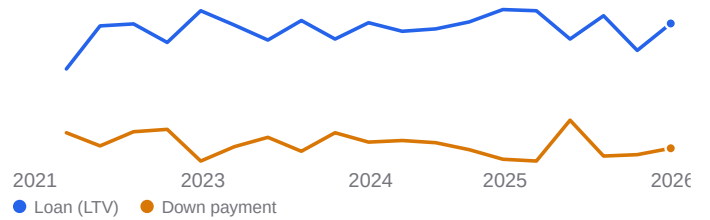


Median annualized return at resale

+3.2%

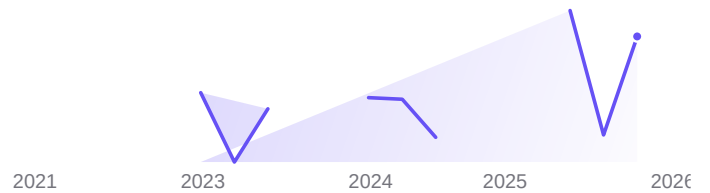


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



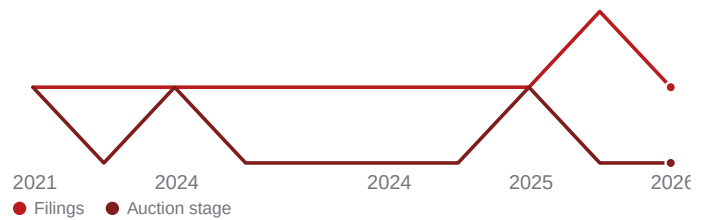
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	738
Median value (AVM)	\$110K
Median size	840 ft²
Median year built	1990
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.4%
Owner occupied	67%
Company owned	7.2%
Median loan-to-value	38%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,584
Density	68 / mi²
Median household income	\$46K
Average household income	\$55K
Crime index (US avg 100)	184
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	61
Homes occupied	89%
Bachelor's or higher	19%
Poverty rate	17.2%
Unemployment	0.8%
Average temp	41°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.