

Exeter 04435

ZIP code · ME · Maine · Penobscot County

SELLER'S MARKET

\$310K

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

11

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

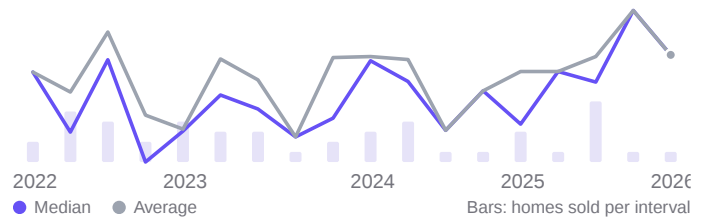
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$260K · Average \$260K

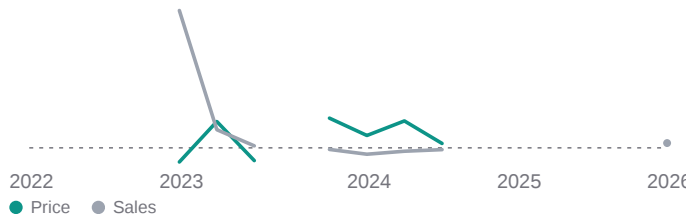


Growth (year over year)

Price +14.0% · Sales +22.2%

Price per square foot

\$142/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

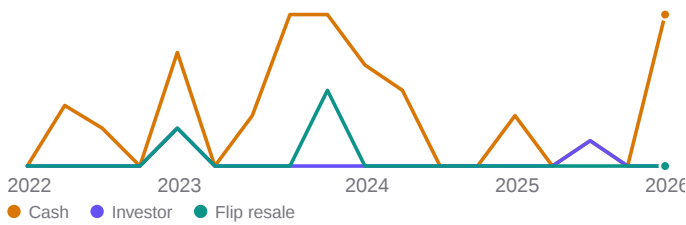
2.2%



BUYERS & OUTCOMES

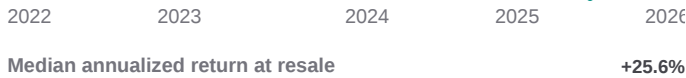
Buyer mix

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



Sellers who sold at a gain

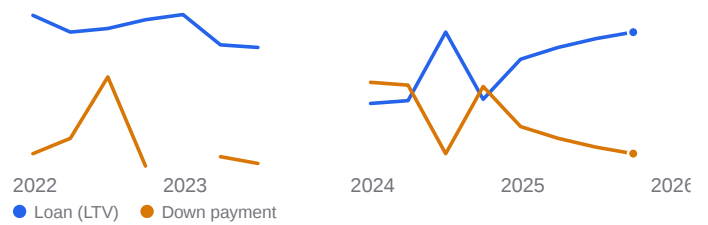
100%



Median annualized return at resale

+25.6%

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



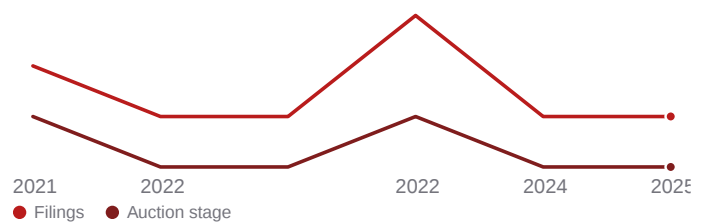
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	501
Median value (AVM)	\$220K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1984
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.8%
Owner occupied	66%
Company owned	4.0%
Median loan-to-value	38%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	976
Density	26 / mi ²
Median household income	\$69K
Average household income	\$79K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	64
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	10.9%
Unemployment	0.9%
Average temp	42°F
Annual precip	43 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.