

Frankfort 04438

ZIP code · ME · Maine · Waldo County

BUYER'S MARKET

\$88K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



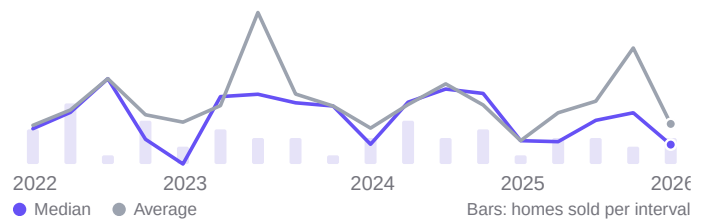
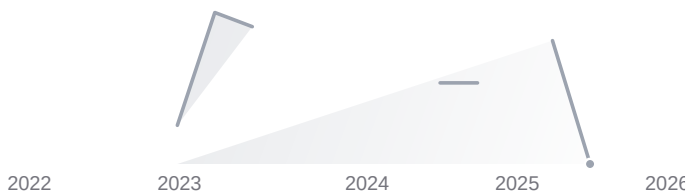
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$88K · Average \$154K



Growth (year over year)

Price -60.1% · Sales -33.3%

Price per square foot

\$6/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

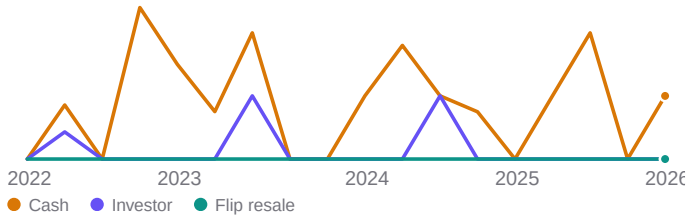
2.2%



BUYERS & OUTCOMES

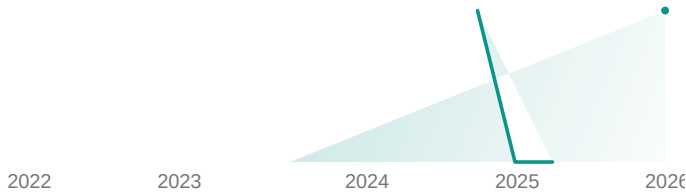
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



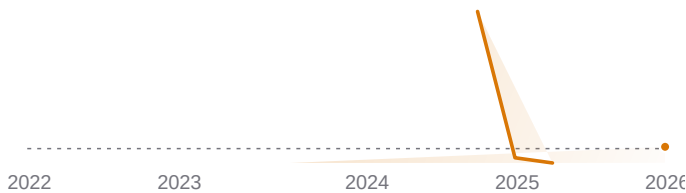
Sellers who sold at a gain

100%

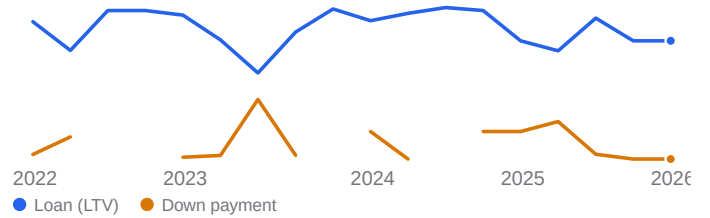


Median annualized return at resale

+3.8%

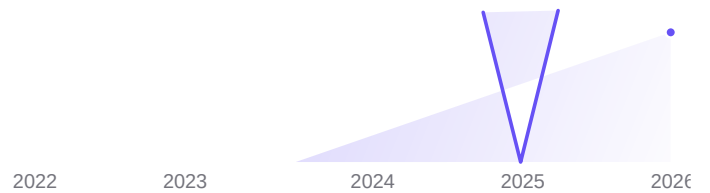


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



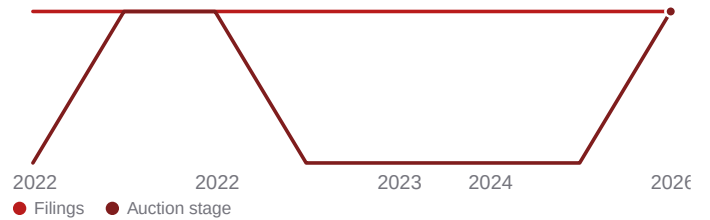
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	540
Median value (AVM)	\$212K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1980
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	4.3%
Owner occupied	76%
Company owned	2.4%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,290
Density	50 / mi²
Median household income	\$71K
Average household income	\$79K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	63
Homes occupied	89%
Bachelor's or higher	23%
Poverty rate	11.4%
Unemployment	1.0%
Average temp	45°F
Annual precip	45 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.