Greenville 04441

BALANCED MARKET

ZIP code · ME · Maine › Piscataquis County › Greenville

$364K	+6.2%	32	$315K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

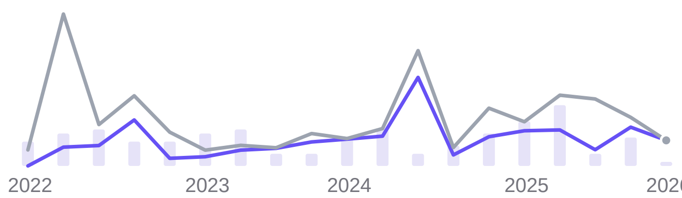
Market temperature — Balanced market · 58 / 100

Buyer's market · Balanced · Seller's market

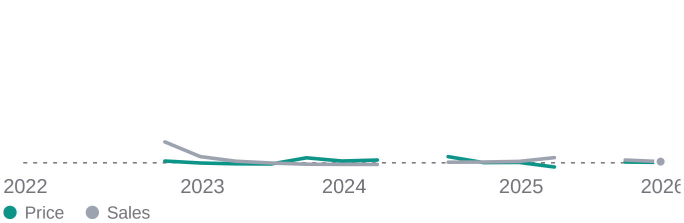
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 58 / 100

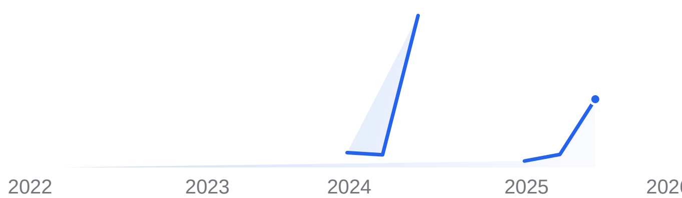
Sale prices — Median $301K · Average $301K



Growth (year over year) — Price +6.2% · Sales +18.5%

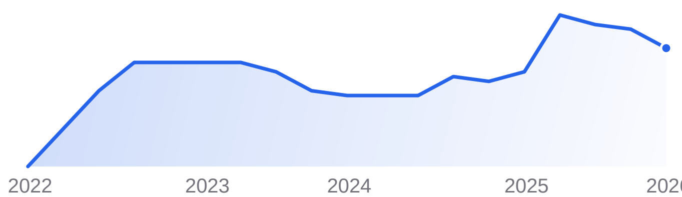


Price per square foot — $846/ft²



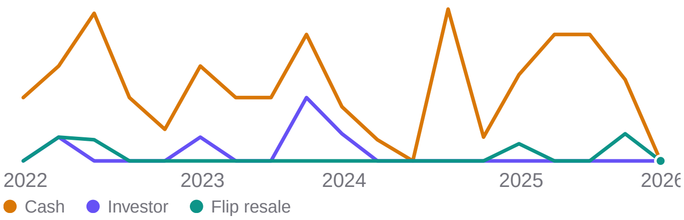
Sale premium vs estimated value — +37.2%

Annual turnover (share of homes sold) — 3.3%

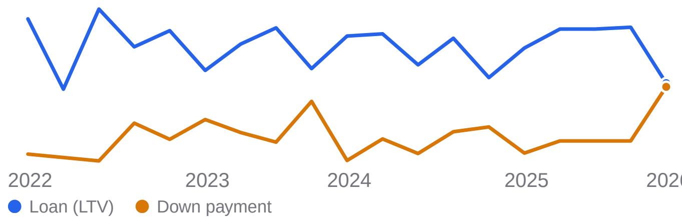


BUYERS & OUTCOMES

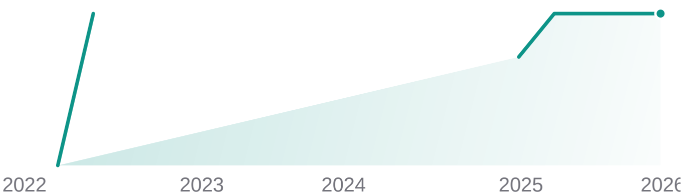
Buyer mix Cash 0% · Investor 0% · Flip resale 0%



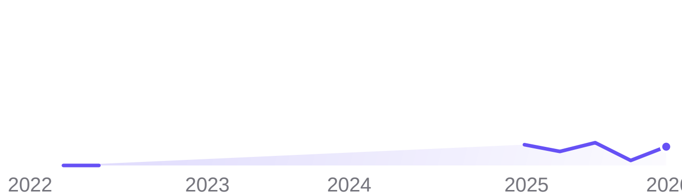
Financing (share of purchase price) Loan (LTV) 51% · Down payment 49%



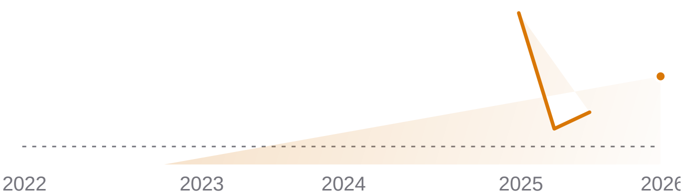
Sellers who sold at a gain 100%



Typical hold before selling 2.0 yrs



Median annualized return at resale +14.2%



Preforeclosure filings Filings 1 · Auction stage 0

HOUSING STOCK

Homes	971
Median value (AVM)	$315K
Median size	1,002 ft²
Median bedrooms	3
Median year built	1948
Single family	96%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.0%
Owner occupied	12%
Company owned	10%
Median loan-to-value	36%

Typical ownership tenure	19.9 yrs

COMMUNITY

Population	1,567
Density	2 / mi²
Median household income	$63K
Average household income	$88K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	63
Homes occupied	41%
Bachelor's or higher	19%
Poverty rate	3.8%
Unemployment	2.0%
Average temp	39°F
Annual precip	40 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.