

Hudson 04449

ZIP code · ME · Maine · Penobscot County

BUYER'S MARKET

\$302K

MEDIAN SALE PRICE

+50.7%

1-YR CHANGE

12

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



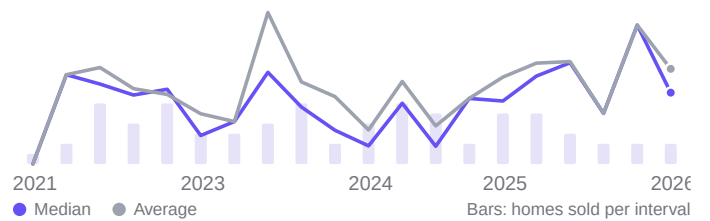
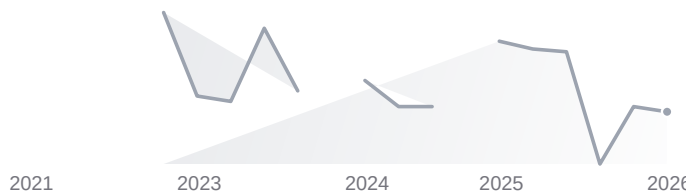
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$215K · Average \$275K

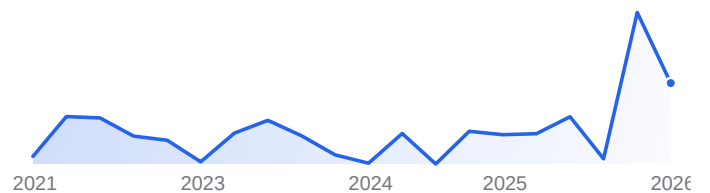
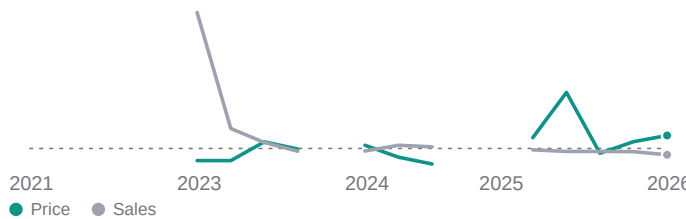


Growth (year over year)

Price +50.7% · Sales -25.0%

Price per square foot

\$369/ft²

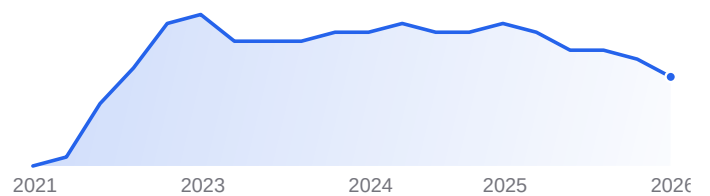


Sale premium vs estimated value

-13.8%

Annual turnover (share of homes sold)

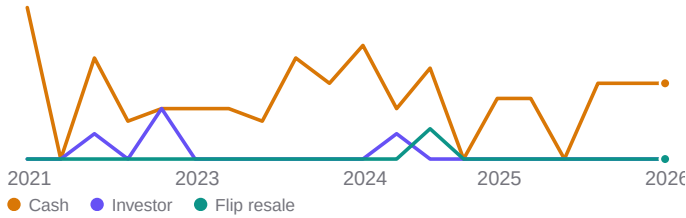
1.8%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

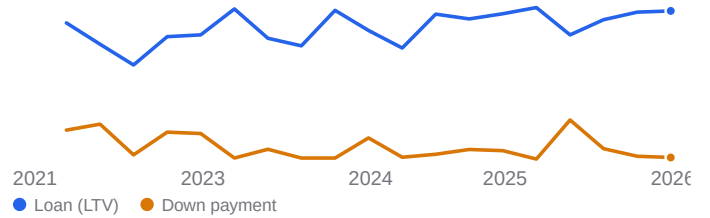


Median annualized return at resale

+21.5%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.2%



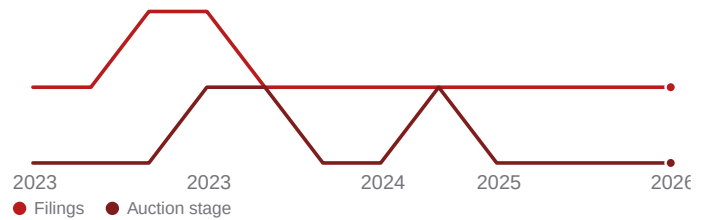
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	679
Median value (AVM)	\$197K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1994
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.8%
Owner occupied	63%
Company owned	4.0%
Median loan-to-value	46%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,323
Density	36 / mi²
Median household income	\$56K
Average household income	\$72K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	64
Homes occupied	77%
Bachelor's or higher	13%
Poverty rate	10.3%
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.