

Monson 04464

ZIP code · ME · Maine · Piscataquis County

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

-61.4%

1-YR CHANGE

9

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

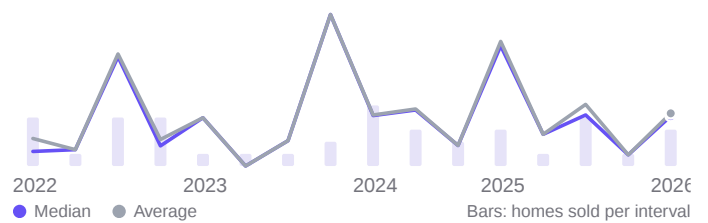
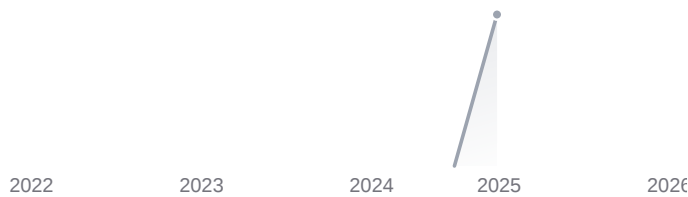
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$201K · Average \$211K

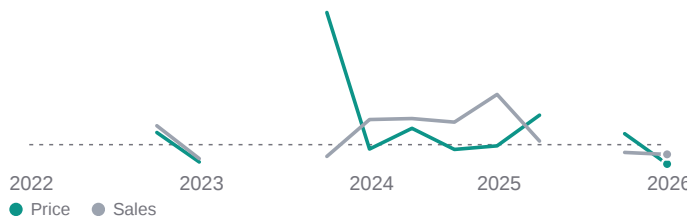


Growth (year over year)

Price -61.4% · Sales -30.8%

Price per square foot

\$56/ft²

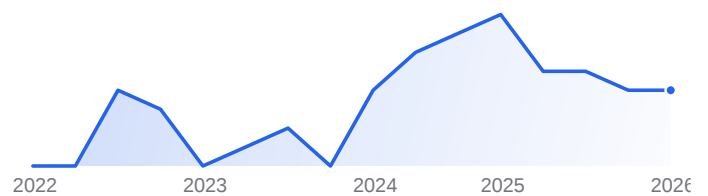
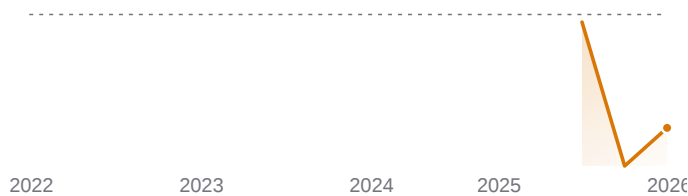


Sale premium vs estimated value

-52.9%

Annual turnover (share of homes sold)

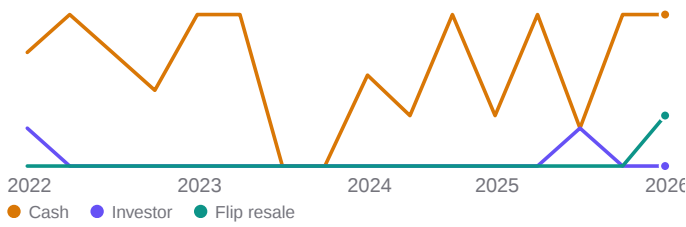
3.1%



BUYERS & OUTCOMES

Buyer mix

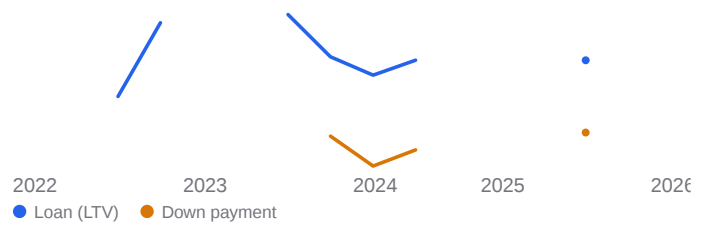
Cash 100% · Investor 0% · Flip resale 33%



Sellers who sold at a gain

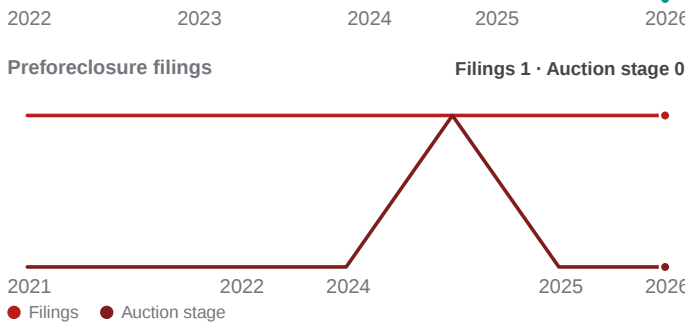
0%

Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0

HOUSING STOCK

Homes	287
Median value (AVM)	\$216K
Median size	1,068 ft²
Median bedrooms	2
Median year built	1979
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.8%
Owner occupied	36%
Company owned	6.6%
Median loan-to-value	35%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	659
Density	11 / mi²
Median household income	\$53K
Average household income	\$63K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	69
Homes occupied	51%
Bachelor's or higher	17%
Poverty rate	13.7%
Unemployment	1.5%
Average temp	40°F
Annual precip	46 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.