

Orient 04471

ZIP code · ME · Maine · Aroostook County

SELLER'S MARKET

\$405K

MEDIAN SALE PRICE

+136.0%

1-YR CHANGE

16

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100



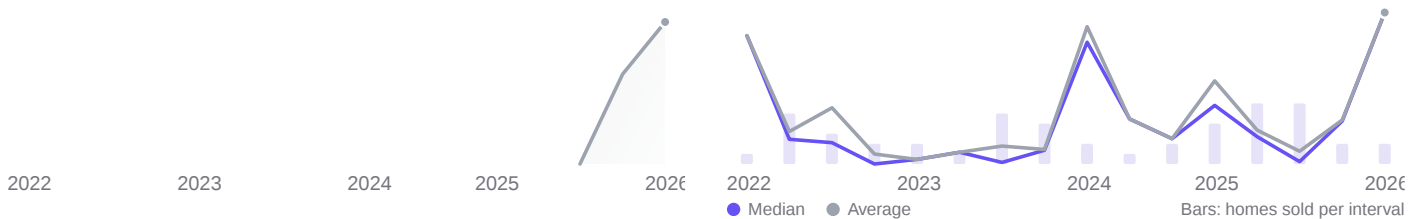
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$405K · Average \$405K

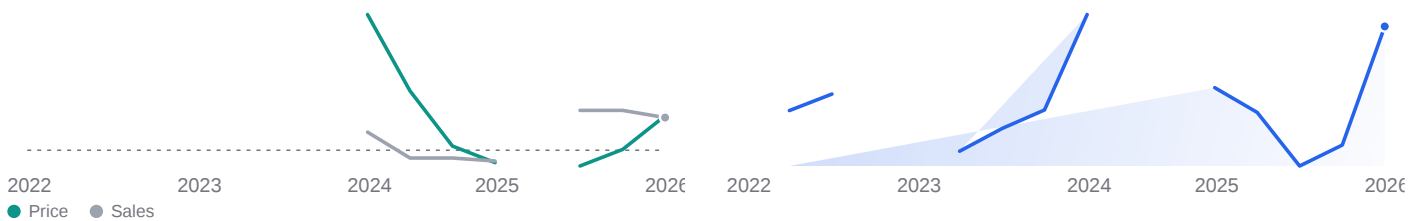


Growth (year over year)

Price +136.0% · Sales +128.6%

Price per square foot

\$478/ft²

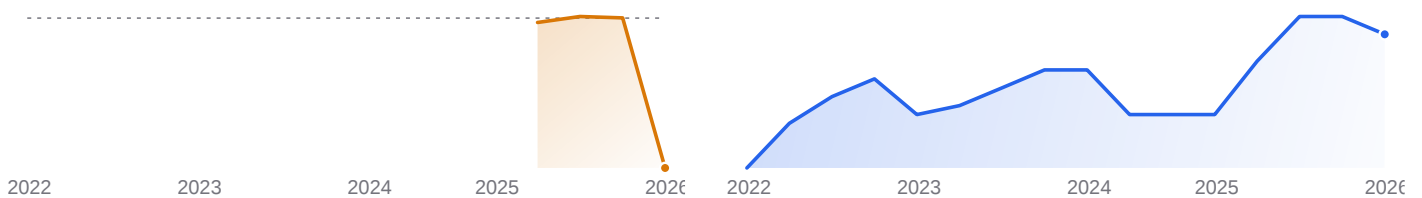


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

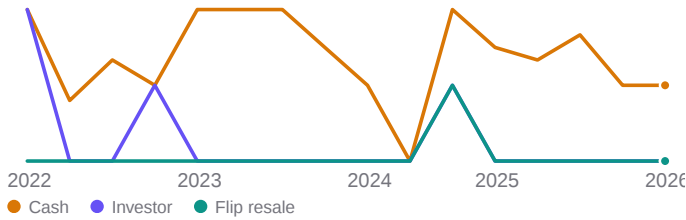
3.4%



BUYERS & OUTCOMES

Buyer mix

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

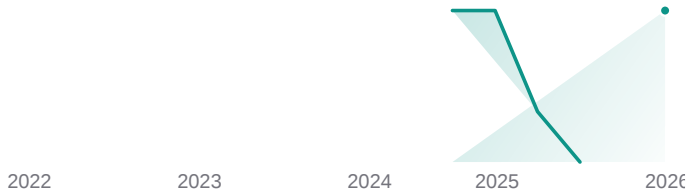


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



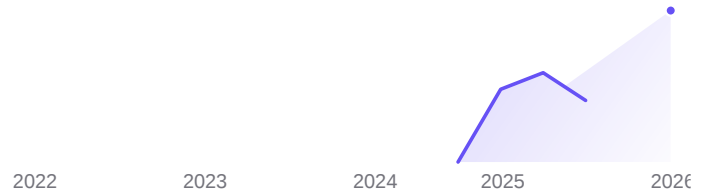
Sellers who sold at a gain

100%



Typical hold before selling

3.4 yrs



Median annualized return at resale

+11.4%



HOUSING STOCK

Homes	468
Median value (AVM)	\$134K
Median size	720 ft²
Median bedrooms	2
Median year built	1969
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	5.5%
Owner occupied	40%
Company owned	8.5%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	992
Density	8 / mi²
Median household income	\$51K
Average household income	\$72K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	69
Earthquake index (US avg 100)	59
Homes occupied	54%
Bachelor's or higher	17%
Poverty rate	15.1%
Unemployment	0.9%
Average temp	40°F
Annual precip	42 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.