

Orrington 04474

ZIP code · ME · Maine · Penobscot County

BALANCED MARKET

\$349K

MEDIAN SALE PRICE

+19.1%

1-YR CHANGE

37

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

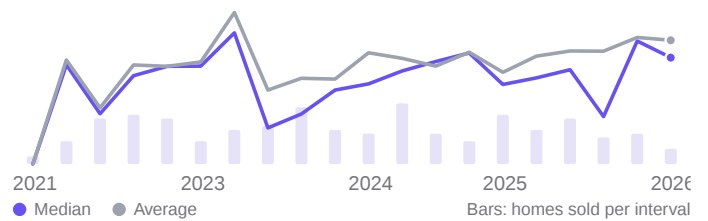
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$310K · Average \$346K

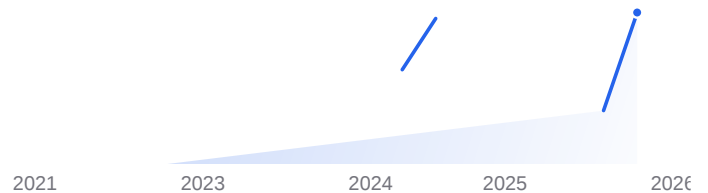
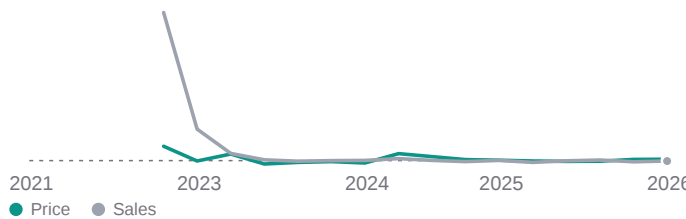


Growth (year over year)

Price +19.1% · Sales -5.1%

Price per square foot

\$349/ft²

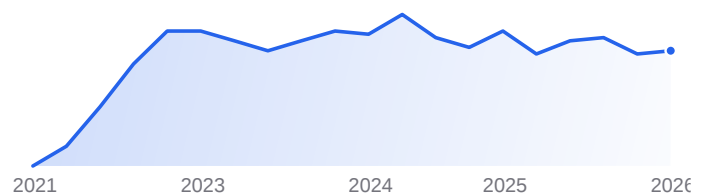


Sale premium vs estimated value

-5.6%

Annual turnover (share of homes sold)

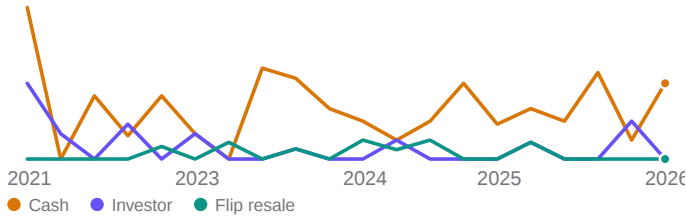
2.4%



BUYERS & OUTCOMES

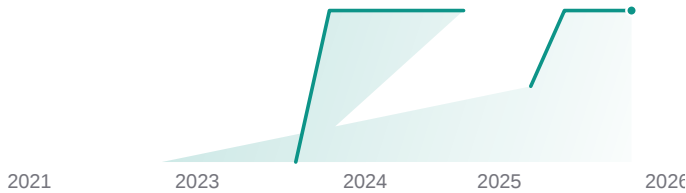
Buyer mix

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



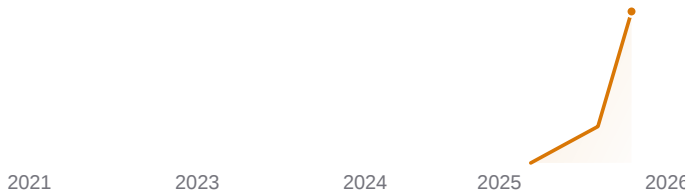
Sellers who sold at a gain

100%

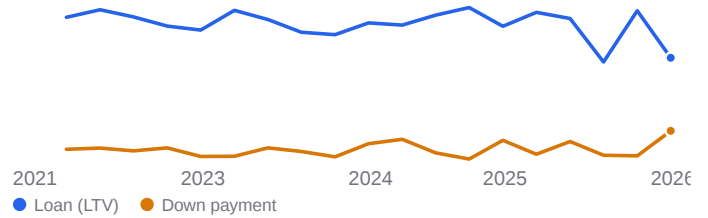


Median annualized return at resale

+44.7%

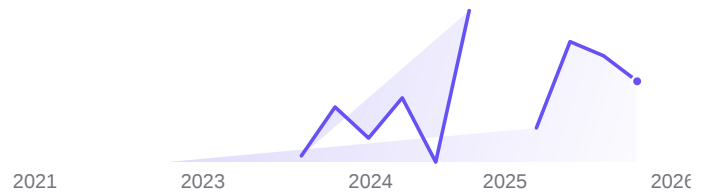


Financing (share of purchase price) Loan (LTV) 66% · Down payment 20%



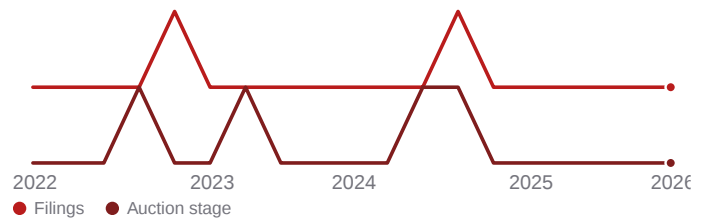
Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,556
Median value (AVM)	\$320K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1964
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.2%
Owner occupied	82%
Company owned	4.0%
Median loan-to-value	48%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	4,021
Density	146 / mi²
Median household income	\$83K
Average household income	\$107K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	59
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	5.1%
Unemployment	0.9%
Average temp	44°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.