

Sangerville 04479

ZIP code · ME · Maine · Piscataquis County

STRONG SELLER'S MARKET

\$70K

MEDIAN SALE PRICE

14

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100

Buyer's market

Balanced

Seller's market

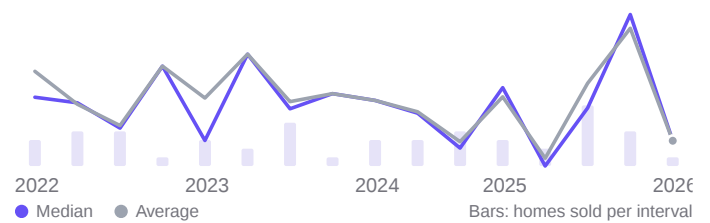
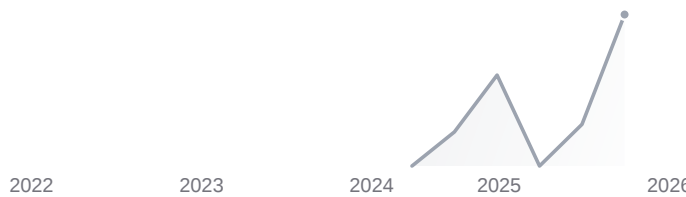
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

92 / 100

Sale prices

Median \$70K · Average \$70K

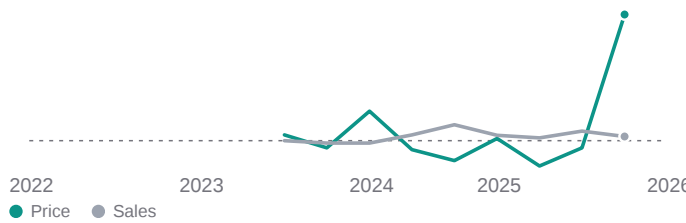


Growth (year over year)

Price +439.9% · Sales +14.3%

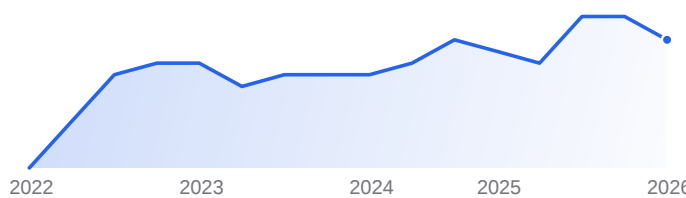
Sale premium vs estimated value

-56.3%



Annual turnover (share of homes sold)

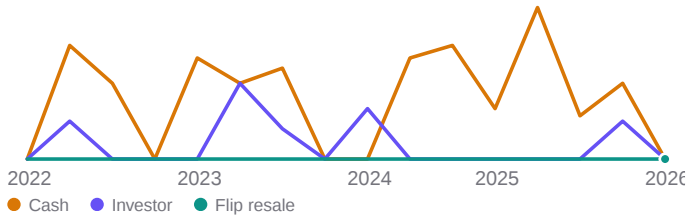
5.5%



BUYERS & OUTCOMES

Buyer mix

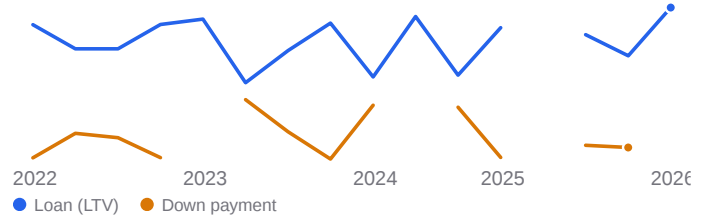
Cash 0% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

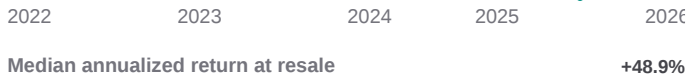
100%

Financing (share of purchase price) Loan (LTV) 109% · Down payment 10%



Typical hold before selling

1.8 yrs



Median annualized return at resale

+48.9%



Preforeclosure filings

Filings 2 · Auction stage 0

HOUSING STOCK

Homes	256
Median value (AVM)	\$194K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.6%
Owner occupied	77%
Company owned	4.3%
Median loan-to-value	41%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	1,420
Density	35 / mi²
Median household income	\$42K
Average household income	\$60K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	73
Homes occupied	74%
Bachelor's or higher	7%
Poverty rate	20.2%
Unemployment	1.3%
Average temp	41°F
Annual precip	45 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.