

Sebec 04481

ZIP code · ME · Maine · Piscataquis County

SELLER'S MARKET

\$160K

MEDIAN SALE PRICE

+45.5%

1-YR CHANGE

14

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

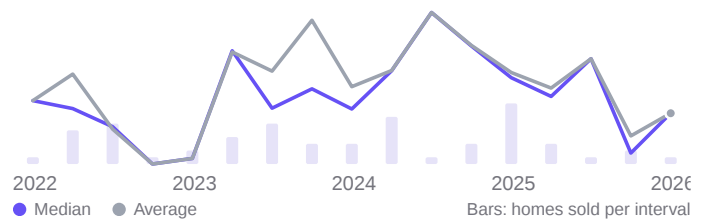
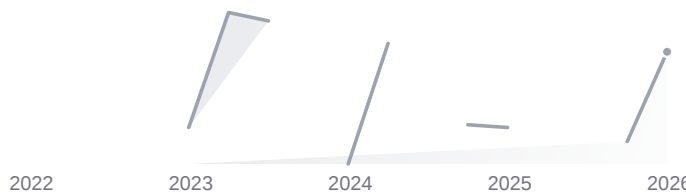
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$160K · Average \$160K

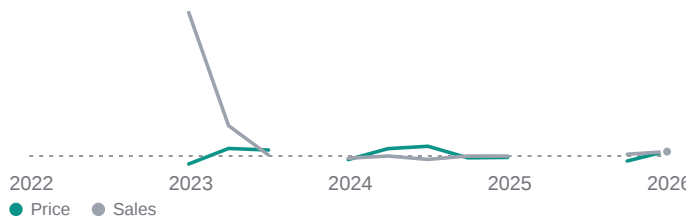


Growth (year over year)

Price +45.5% · Sales +40.0%

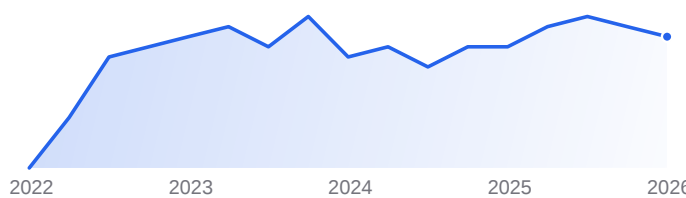
Sale premium vs estimated value

-2.3%



Annual turnover (share of homes sold)

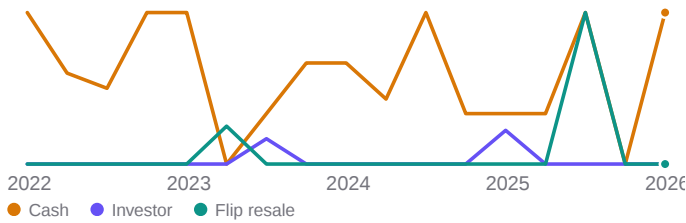
4.4%



BUYERS & OUTCOMES

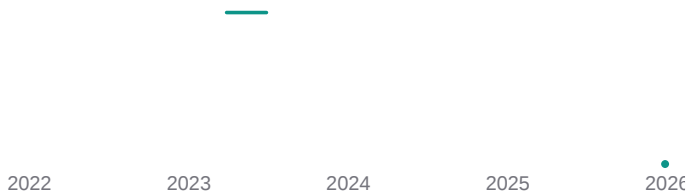
Buyer mix

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



Sellers who sold at a gain

0%

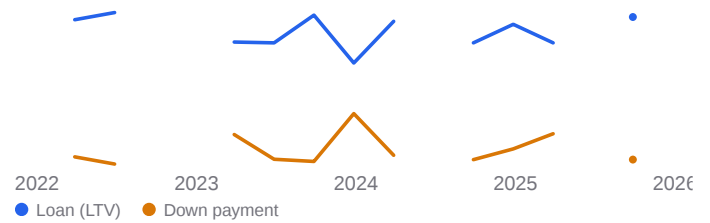


Median annualized return at resale

-0.7%

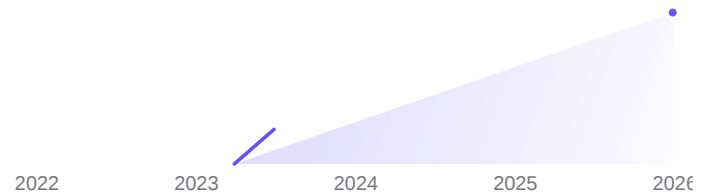


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	321
Median value (AVM)	\$230K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.8%
Owner occupied	69%
Company owned	2.8%
Median loan-to-value	42%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	639
Density	19 / mi²
Median household income	\$67K
Average household income	\$98K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	71
Homes occupied	73%
Bachelor's or higher	23%
Poverty rate	12.2%
Unemployment	1.5%
Average temp	41°F
Annual precip	45 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.