

Nobleboro 04555

ZIP code · ME · Maine · Lincoln County

SELLER'S MARKET

\$435K

MEDIAN SALE PRICE

+22.5%

1-YR CHANGE

30

SALES (12 MO)

\$347K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

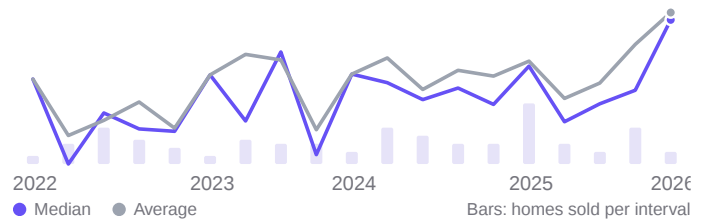
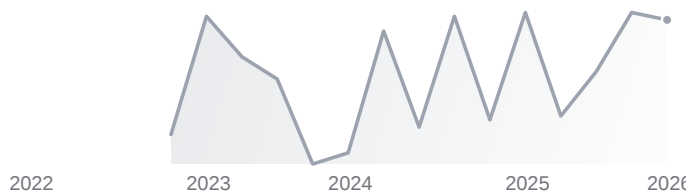
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$605K · Average \$631K

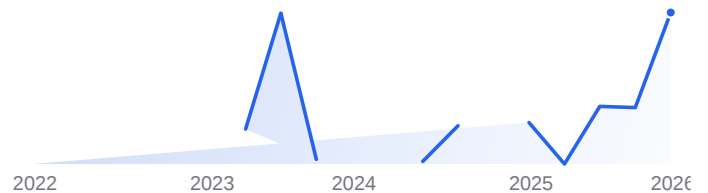
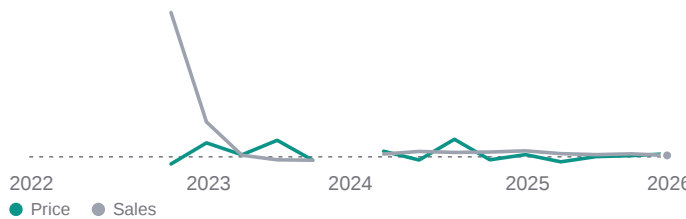


Growth (year over year)

Price +22.5% · Sales +11.1%

Price per square foot

\$589/ft²



Sale premium vs estimated value

+2.7%

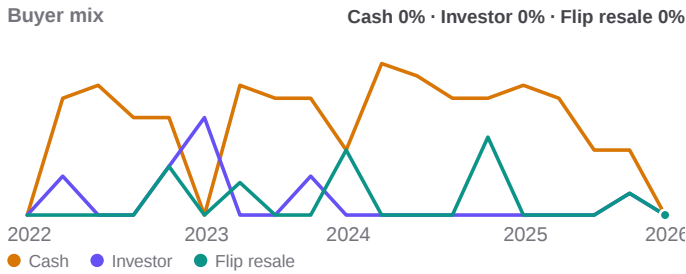
Annual turnover (share of homes sold)

3.6%



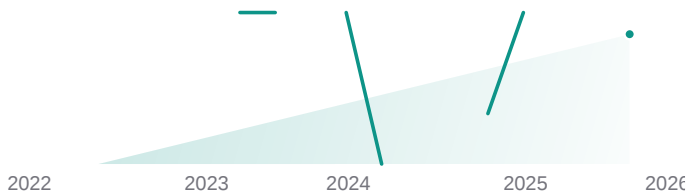
BUYERS & OUTCOMES

Buyer mix



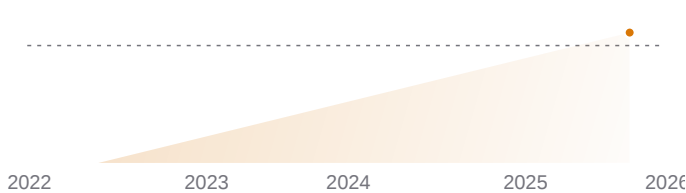
Sellers who sold at a gain

86%

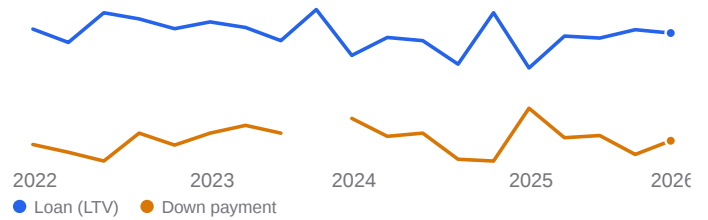


Median annualized return at resale

+7.8%

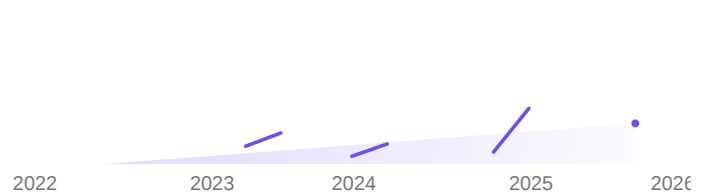


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	829
Median value (AVM)	\$347K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1978
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	9.8%
Median loan-to-value	40%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	1,882
Density	83 / mi²
Median household income	\$93K
Average household income	\$98K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	59
Homes occupied	73%
Bachelor's or higher	20%
Poverty rate	10.4%
Unemployment	0.9%
Average temp	45°F
Annual precip	47 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.