

Edgecomb 04556

ZIP code · ME · Maine · Lincoln County

BUYER'S MARKET

\$230K

MEDIAN SALE PRICE

-52.7%

1-YR CHANGE

21

SALES (12 MO)

\$443K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



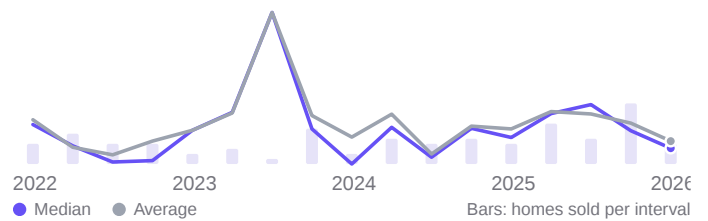
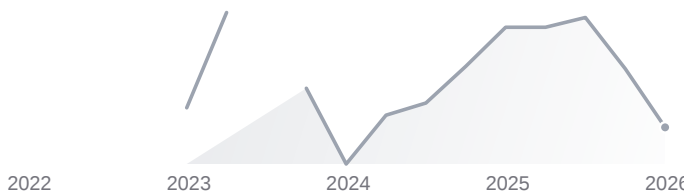
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$210K · Average \$264K

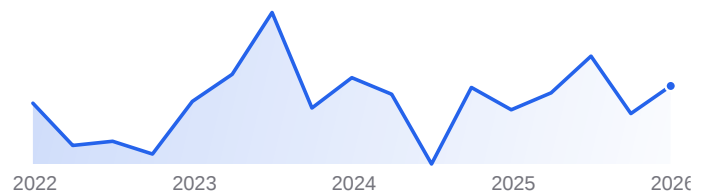
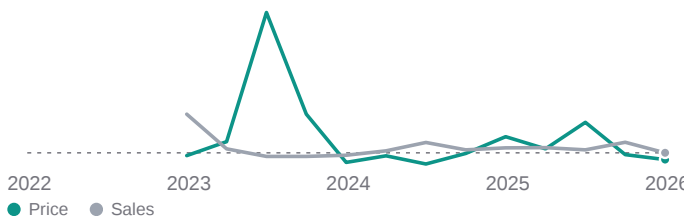


Growth (year over year)

Price -52.7% · Sales +0.0%

Price per square foot

\$443/ft²

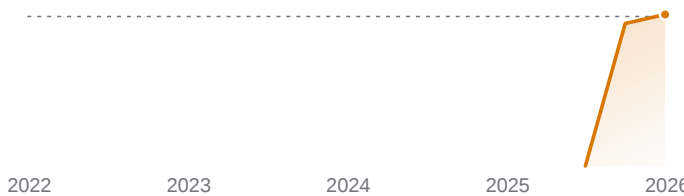


Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

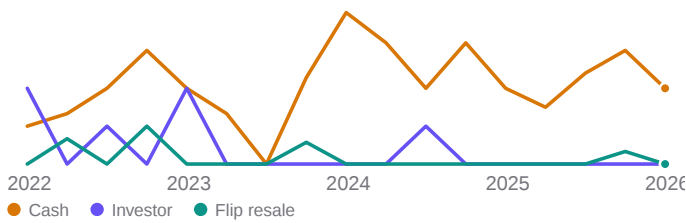
4.1%



BUYERS & OUTCOMES

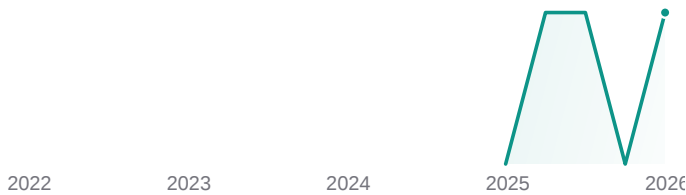
Buyer mix

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



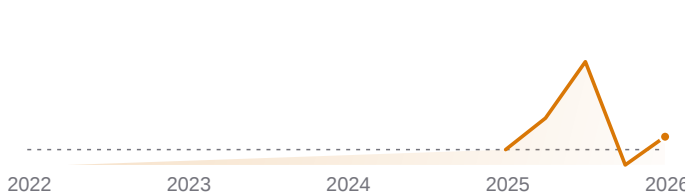
Sellers who sold at a gain

100%

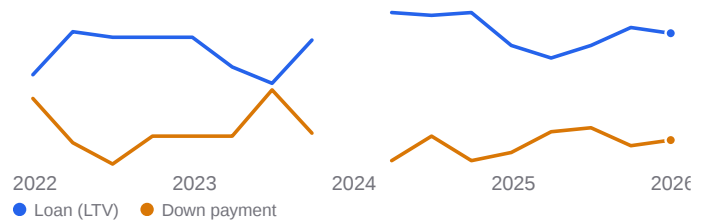


Median annualized return at resale

+3.9%

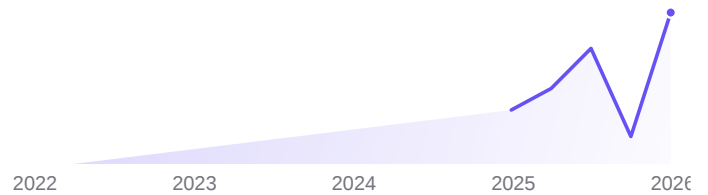


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



Typical hold before selling

3.5 yrs



HOUSING STOCK

Homes	510
Median value (AVM)	\$443K
Median size	958 ft²
Median bedrooms	2
Median year built	1999
Single family	95%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.0%
Owner occupied	69%
Company owned	9.2%
Median loan-to-value	38%

Typical ownership tenure

21.2 yrs

COMMUNITY

Population	1,256
Density	61 / mi ²
Median household income	\$91K
Average household income	\$116K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	67
Homes occupied	72%
Bachelor's or higher	27%
Poverty rate	6.1%
Unemployment	1.0%
Average temp	45°F
Annual precip	47 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.