

Wiscasset 04578

ZIP code · ME · Maine > Lincoln County > Wiscasset

BALANCED MARKET

\$411K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

52

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



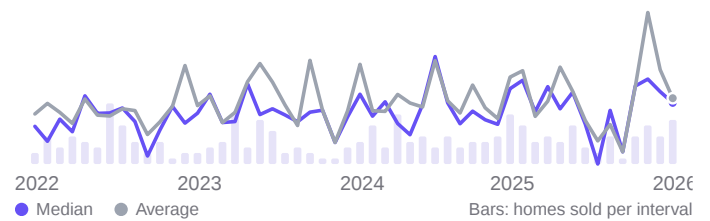
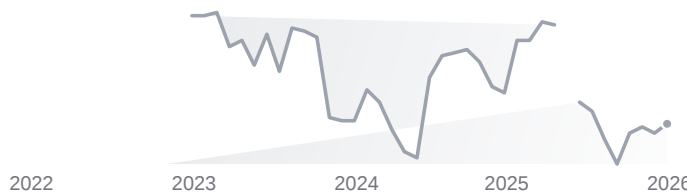
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$349K · Average \$374K

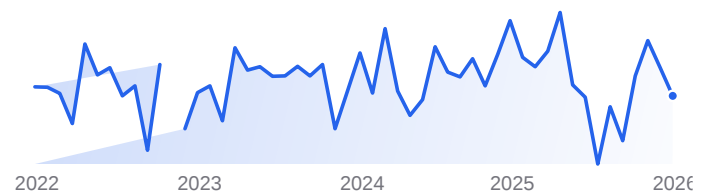
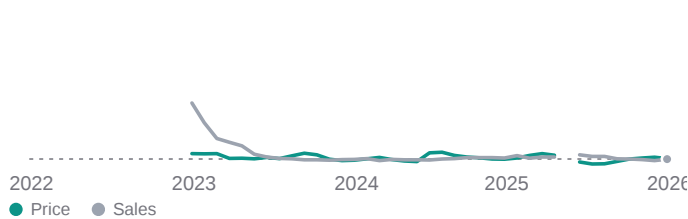


Growth (year over year)

Price +3.1% · Sales -1.9%

Price per square foot

\$164/ft²

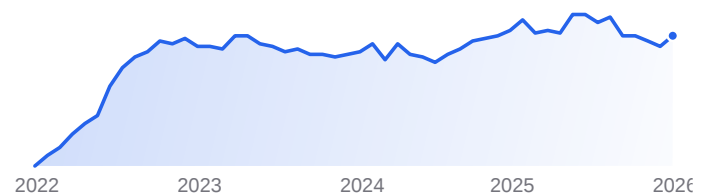
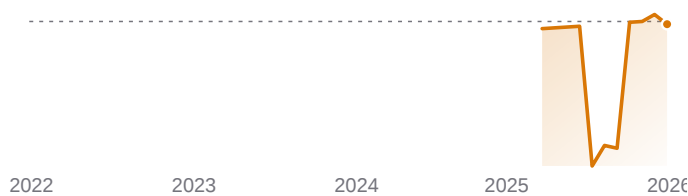


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

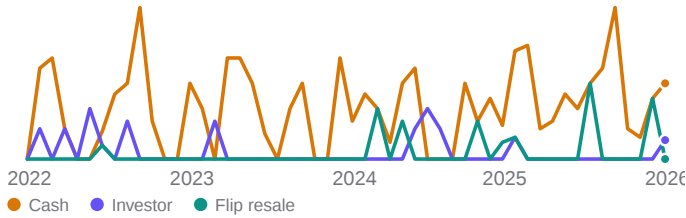
2.2%



BUYERS & OUTCOMES

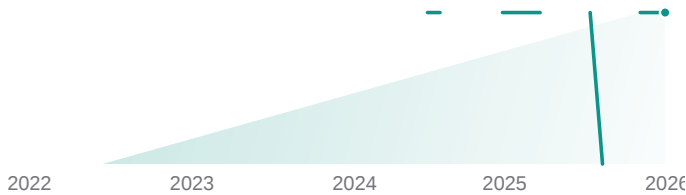
Buyer mix

Cash 50% · Investor 13% · Flip resale 0%



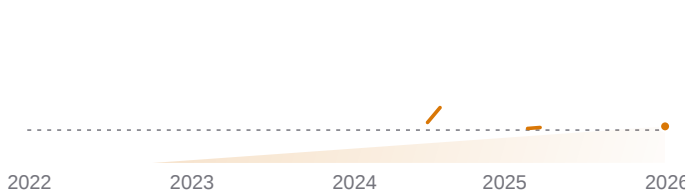
Sellers who sold at a gain

100%

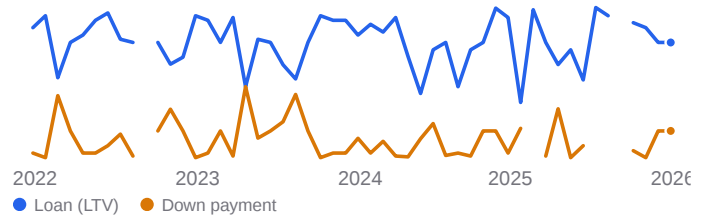


Median annualized return at resale

+7.4%

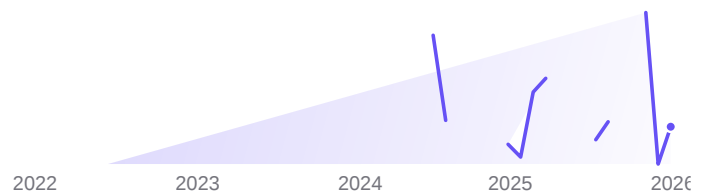


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,342
Median value (AVM)	\$373K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1980
Single family	85%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.4%
Owner occupied	62%
Company owned	9.9%
Median loan-to-value	39%

Typical ownership tenure

21.0 yrs

COMMUNITY

Population	4,640
Density	110 / mi²
Median household income	\$87K
Average household income	\$96K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	67
Homes occupied	85%
Bachelor's or higher	26%
Poverty rate	5.8%
Unemployment	1.1%
Average temp	46°F
Annual precip	47 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.