

Addison 04606

ZIP code · ME · Maine · Washington County

BUYER'S MARKET

\$170K

MEDIAN SALE PRICE

-21.9%

1-YR CHANGE

14

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



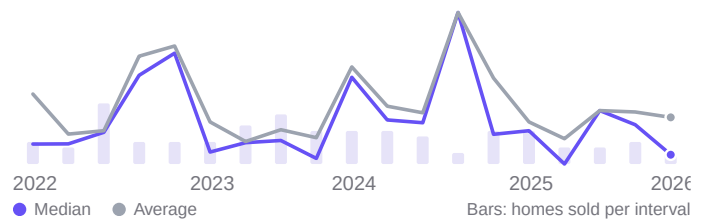
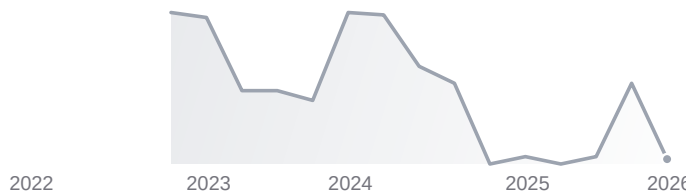
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$110K · Average \$258K

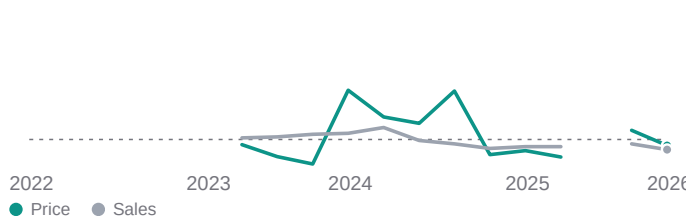


Growth (year over year)

Price -21.9% · Sales -36.4%

Price per square foot

\$98/ft²

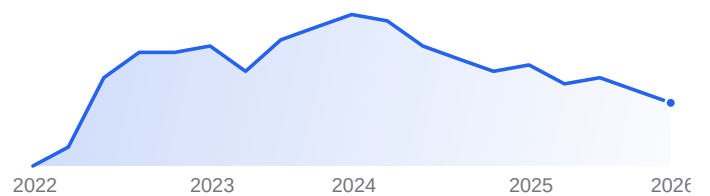


Sale premium vs estimated value

+2.8%

Annual turnover (share of homes sold)

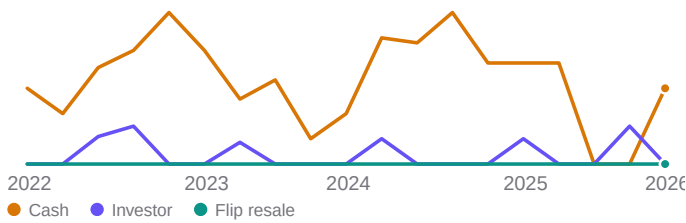
1.9%



BUYERS & OUTCOMES

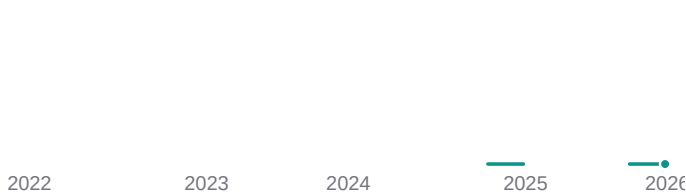
Buyer mix

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



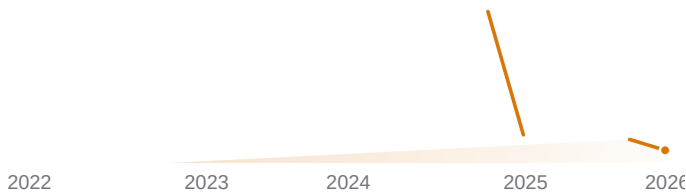
Sellers who sold at a gain

100%

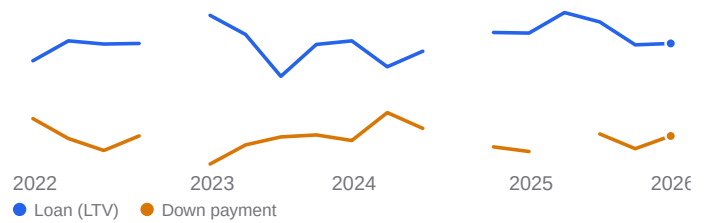


Median annualized return at resale

+4.2%

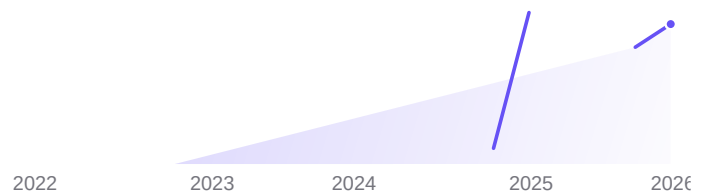


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



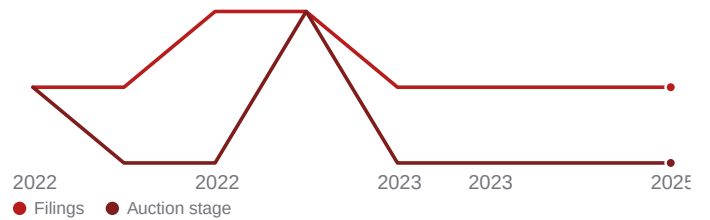
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	743
Median value (AVM)	\$195K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1975
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.0%
Owner occupied	52%
Company owned	7.5%
Median loan-to-value	29%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,128
Density	15 / mi²
Median household income	\$48K
Average household income	\$61K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	69
Homes occupied	74%
Bachelor's or higher	15%
Poverty rate	15.6%
Unemployment	1.4%
Average temp	43°F
Annual precip	51 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.