

Gouldsboro 04607

ZIP code · ME · Maine · Hancock County

STRONG BUYER'S MARKET

\$178K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



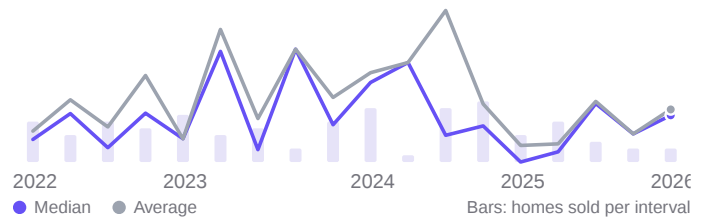
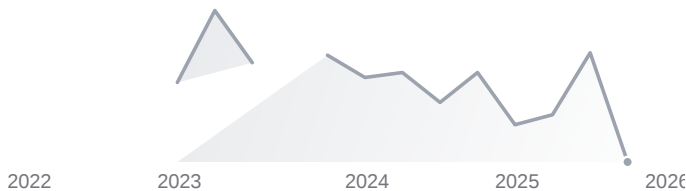
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$325K · Average \$353K

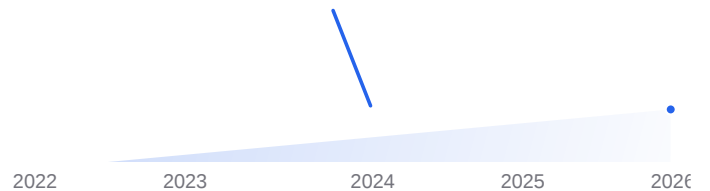
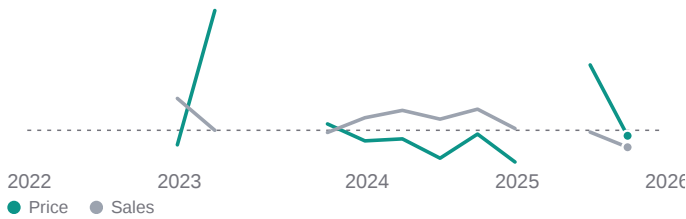


Growth (year over year)

Price -13.6% · Sales -42.3%

Price per square foot

\$288/ft²

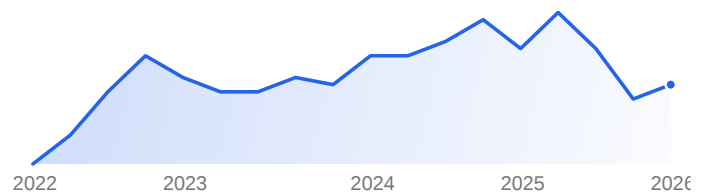


Sale premium vs estimated value

-26.8%

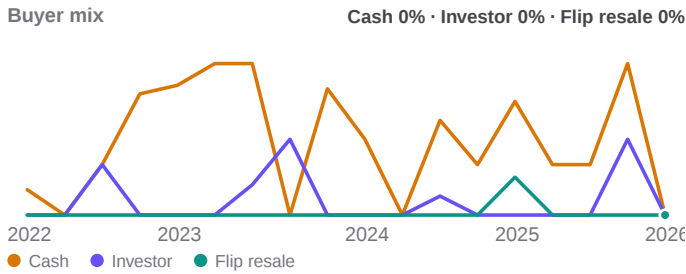
Annual turnover (share of homes sold)

2.2%



BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%

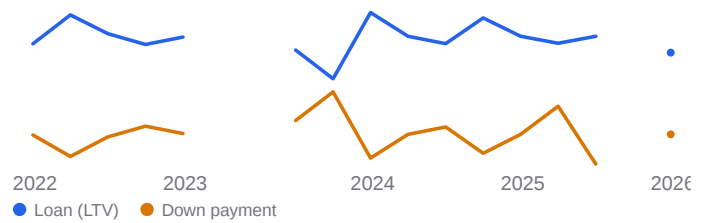


Median annualized return at resale

+14.5%



Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



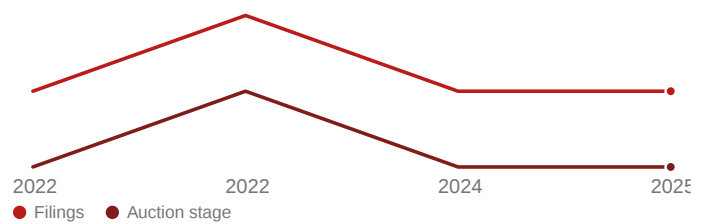
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	768
Median value (AVM)	\$307K
Median size	1,104 ft²
Median bedrooms	3
Median year built	1965
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.9%
Owner occupied	48%
Company owned	9.8%
Median loan-to-value	39%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	820
Density	14 / mi ²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	61
Homes occupied	60%
Bachelor's or higher	17%
Poverty rate	12.4%
Unemployment	0.8%
Average temp	44°F
Annual precip	50 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.