

Hancock 04640

ZIP code · ME · Maine · Hancock County

SELLER'S MARKET

\$349K

MEDIAN SALE PRICE

+28.2%

1-YR CHANGE

17

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

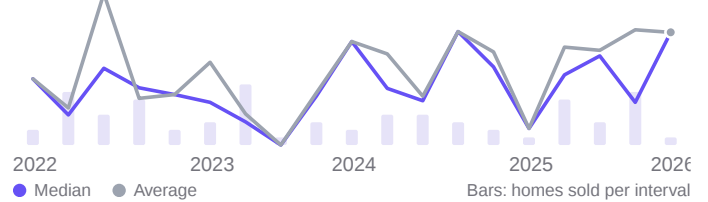
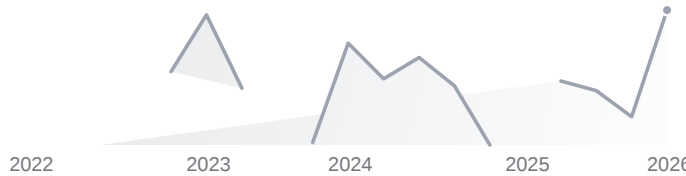
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$490K · Average \$490K

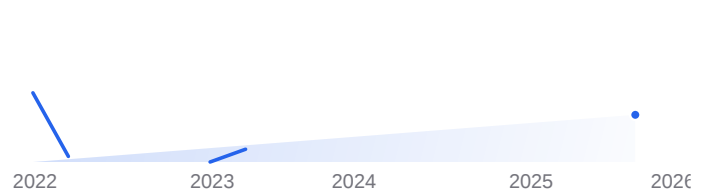
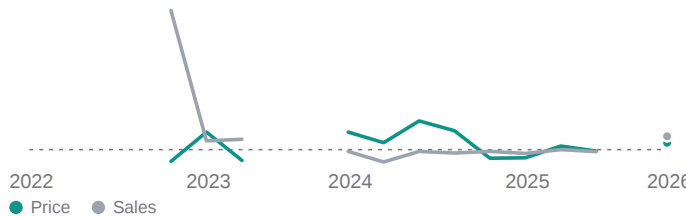


Growth (year over year)

Price +28.2% · Sales +54.5%

Price per square foot

\$303/ft²

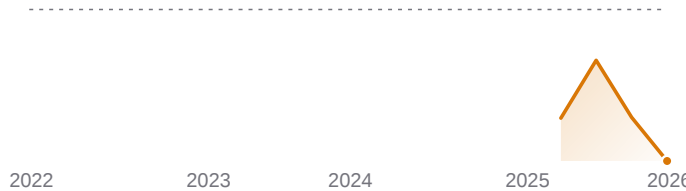


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

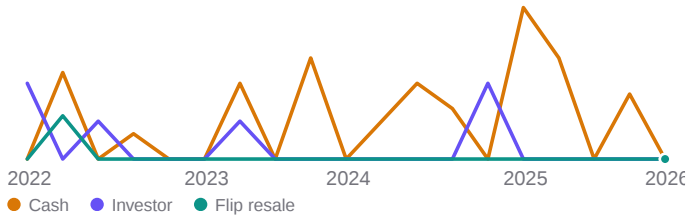
1.6%



BUYERS & OUTCOMES

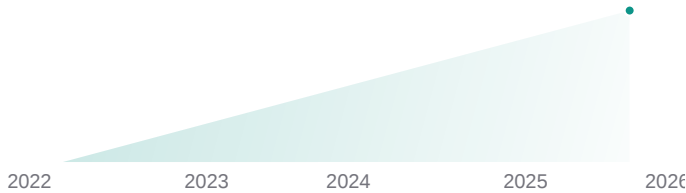
Buyer mix

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



Sellers who sold at a gain

100%

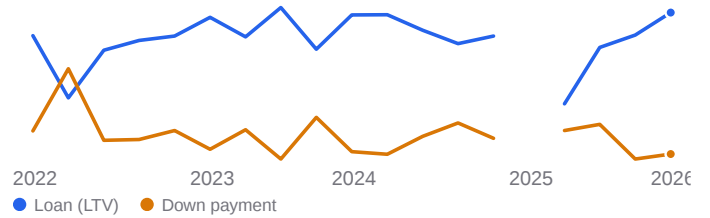


Median annualized return at resale

+43.9%

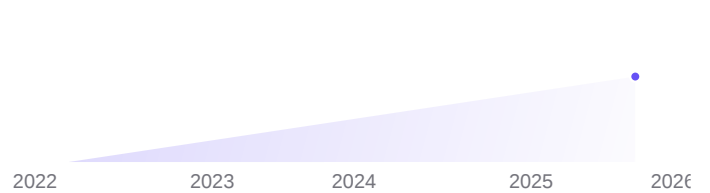


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



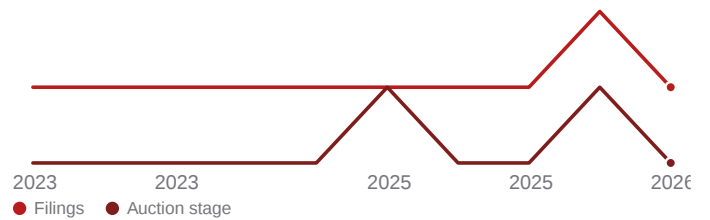
Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,069
Median value (AVM)	\$279K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1988
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.3%
Owner occupied	62%
Company owned	12%
Median loan-to-value	47%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,423
Density	67 / mi²
Median household income	\$64K
Average household income	\$96K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	54
Homes occupied	77%
Bachelor's or higher	17%
Poverty rate	10.9%
Unemployment	1.2%
Average temp	45°F
Annual precip	49 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.