

Machias 04654

ZIP code · ME · Maine > Washington County > Machias

STRONG BUYER'S MARKET

\$93K

MEDIAN SALE PRICE

-45.9%

1-YR CHANGE

35

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



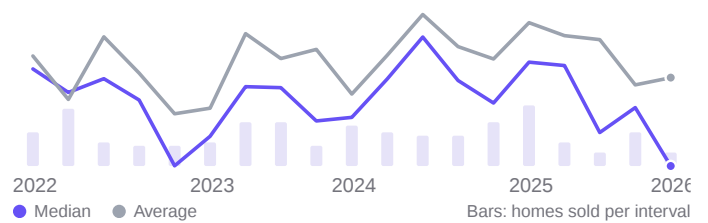
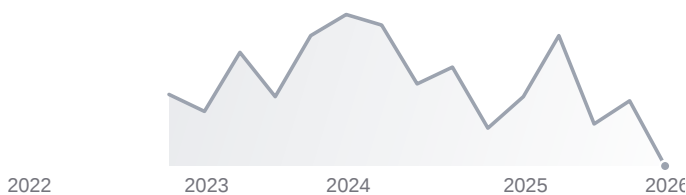
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$60K · Average \$201K

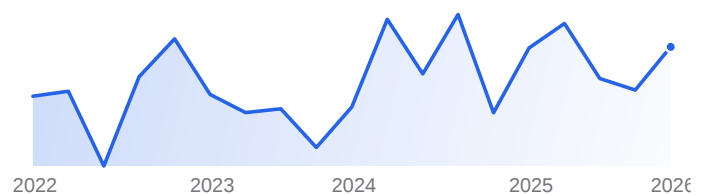
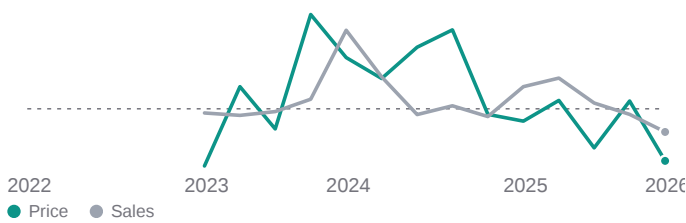


Growth (year over year)

Price -45.9% · Sales -20.5%

Price per square foot

\$218/ft²

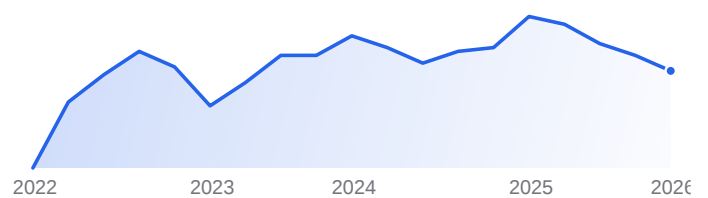
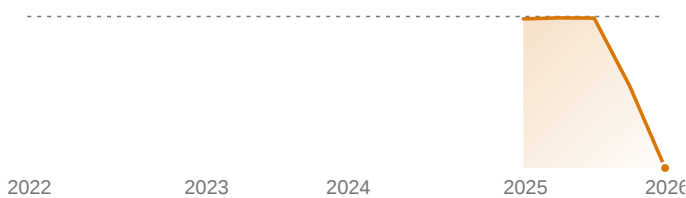


Sale premium vs estimated value

-9.0%

Annual turnover (share of homes sold)

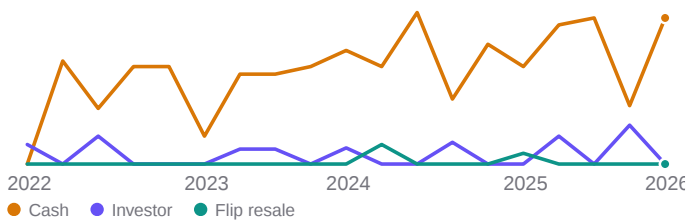
2.4%



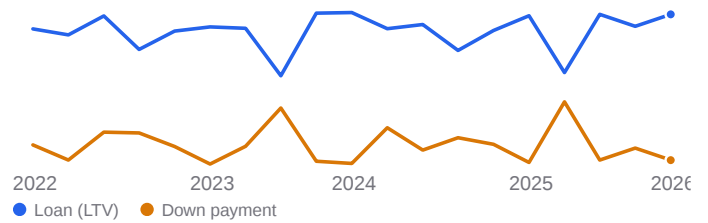
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

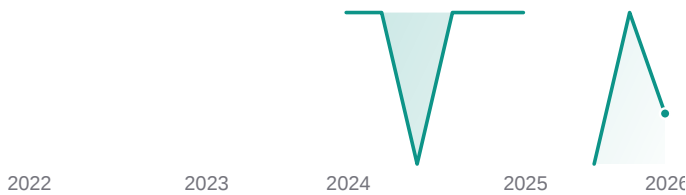


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



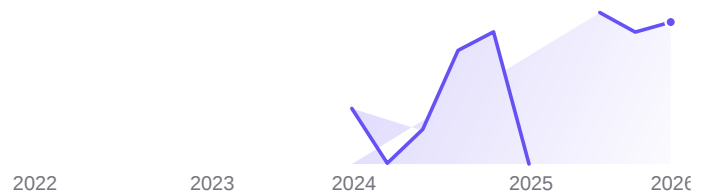
Sellers who sold at a gain

33%



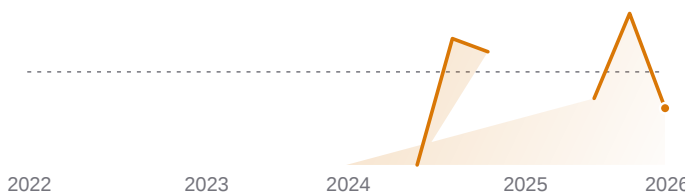
Typical hold before selling

3.6 yrs



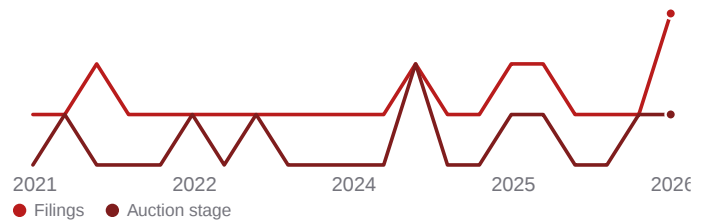
Median annualized return at resale

-8.0%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	1,436
Median value (AVM)	\$163K
Median size	951 ft²
Median bedrooms	3
Median year built	1960
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.3%
Owner occupied	54%
Company owned	8.4%
Median loan-to-value	45%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,556
Density	24 / mi²
Median household income	\$45K
Average household income	\$58K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	79
Homes occupied	76%
Bachelor's or higher	15%
Poverty rate	17.2%
Unemployment	1.1%
Average temp	43°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.