

Caribou 04736

ZIP code · ME · Maine > Aroostook County > Caribou

BALANCED MARKET

\$174K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

104

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



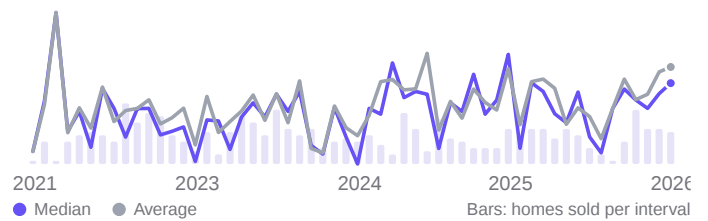
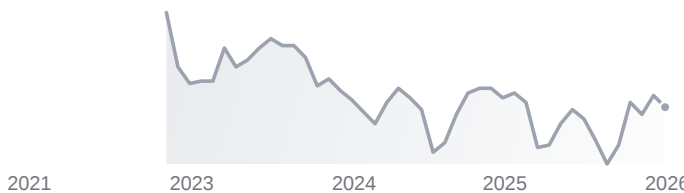
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$195K · Average \$223K

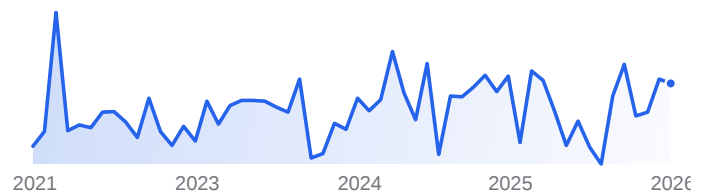
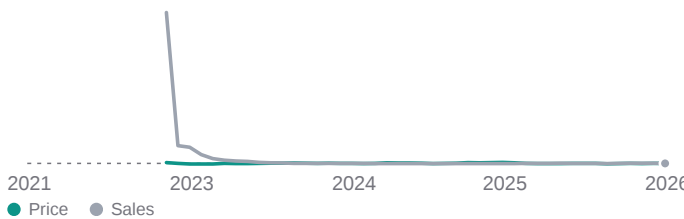


Growth (year over year)

Price +0.1% · Sales -1.9%

Price per square foot

\$157/ft²

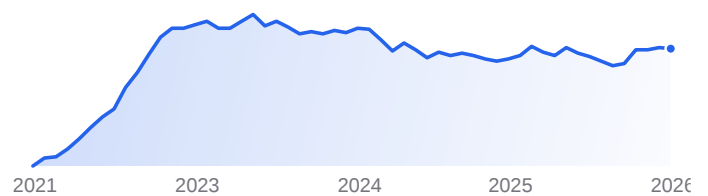
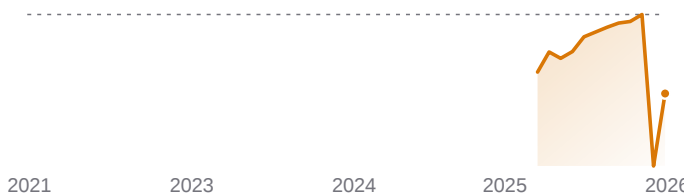


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

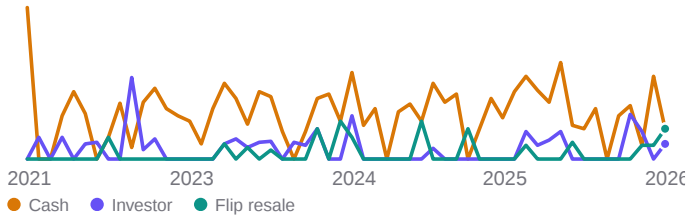
2.9%



BUYERS & OUTCOMES

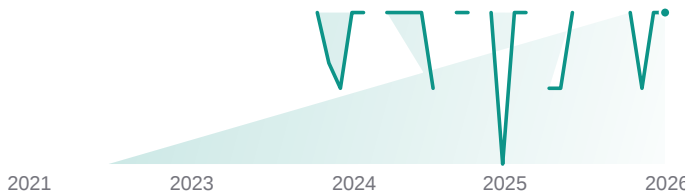
Buyer mix

Cash 20% · Investor 10% · Flip resale 20%



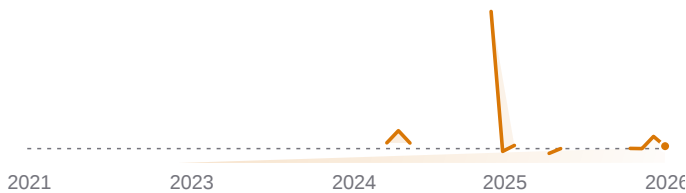
Sellers who sold at a gain

100%

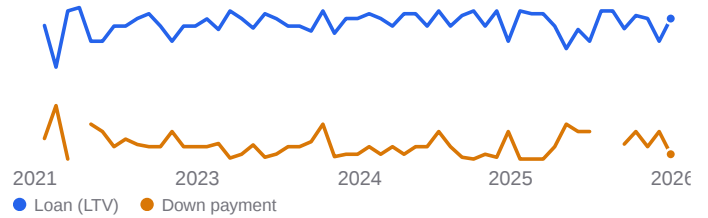


Median annualized return at resale

+5.5%

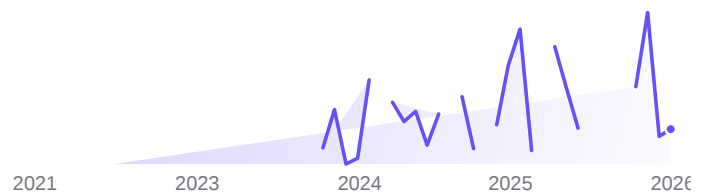


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



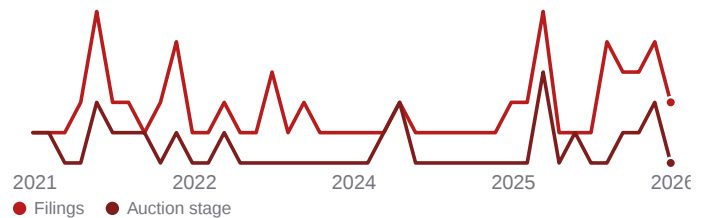
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,623
Median value (AVM)	\$161K
Median size	1,075 ft²
Median bedrooms	3
Median year built	1958
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	4.6%
Owner occupied	67%
Company owned	7.2%
Median loan-to-value	54%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	8,826
Density	57 / mi²
Median household income	\$54K
Average household income	\$73K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	66
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	13.5%
Unemployment	1.1%
Average temp	39°F
Annual precip	38 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.