

Fort Fairfield 04742

ZIP code · ME · Maine > Aroostook County > Fort Fairfield

BALANCED MARKET

\$115K

MEDIAN SALE PRICE

+44.4%

1-YR CHANGE

38

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



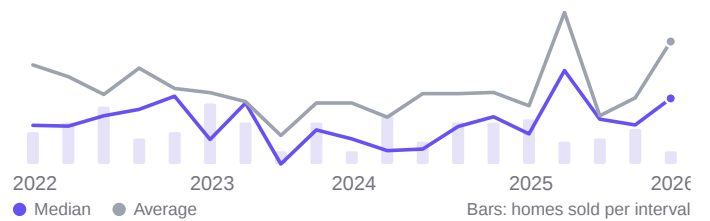
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$130K · Average \$207K

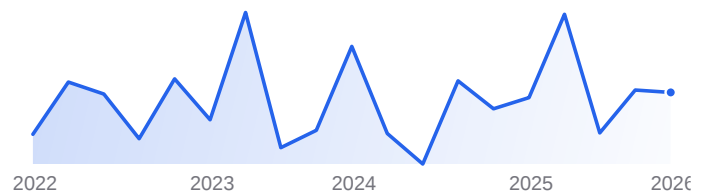
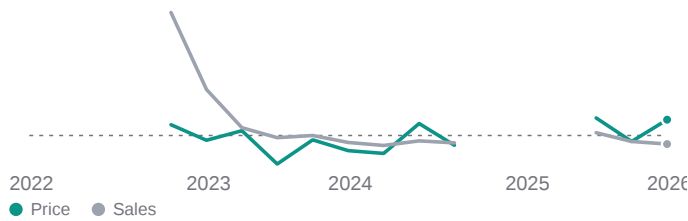


Growth (year over year)

Price +44.4% · Sales -24.0%

Price per square foot

\$87/ft²

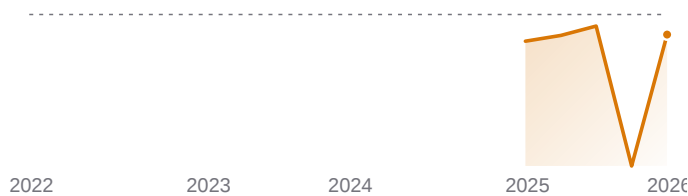


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

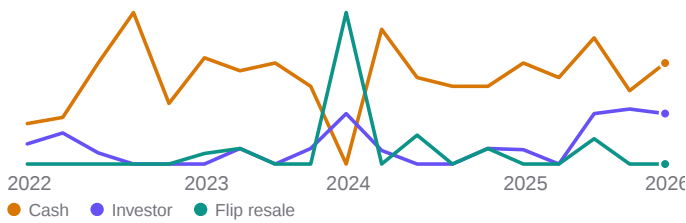
2.8%



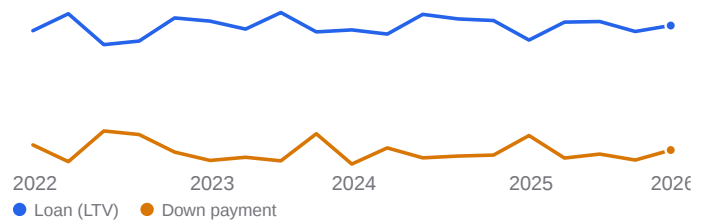
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 0%

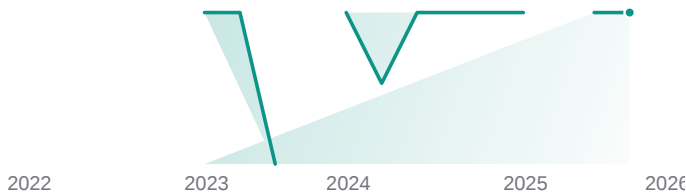


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



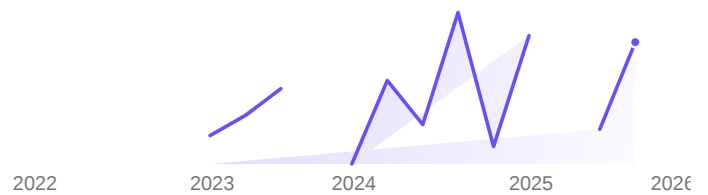
Sellers who sold at a gain

100%



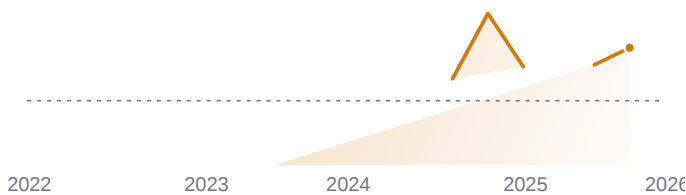
Typical hold before selling

2.1 yrs



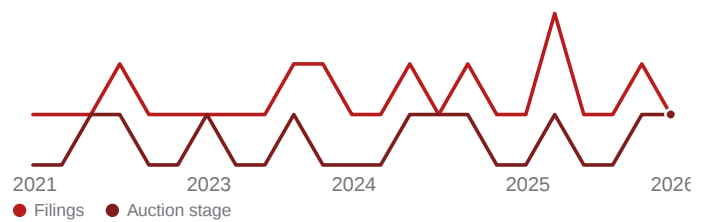
Median annualized return at resale

+10.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,362
Median value (AVM)	\$135K
Median size	1,131 ft²
Median bedrooms	3
Median year built	1960
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	6.8%
Owner occupied	68%
Company owned	7.6%
Median loan-to-value	55%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	3,379
Density	44 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	71
Homes occupied	89%
Bachelor's or higher	26%
Poverty rate	10.8%
Unemployment	1.1%
Average temp	39°F
Annual precip	39 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.