

Fort Kent 04743

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

STRONG BUYER'S MARKET

\$177K

MEDIAN SALE PRICE

-21.7%

1-YR CHANGE

46

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



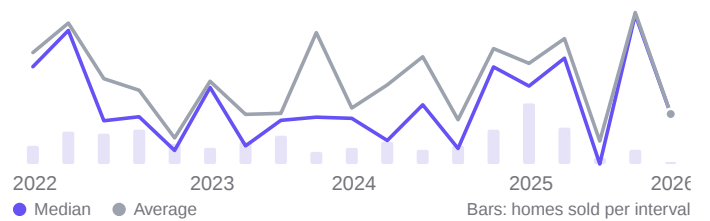
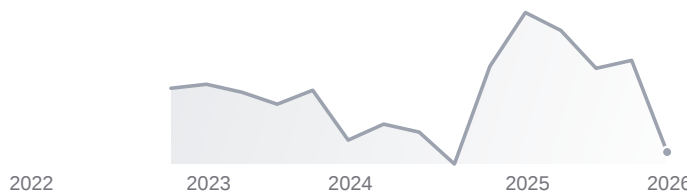
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$145K · Average \$145K

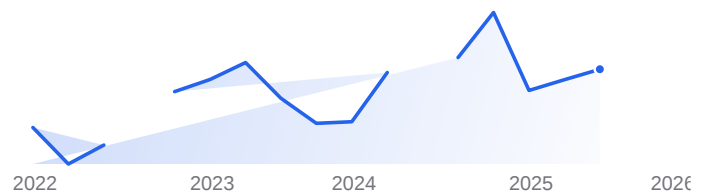
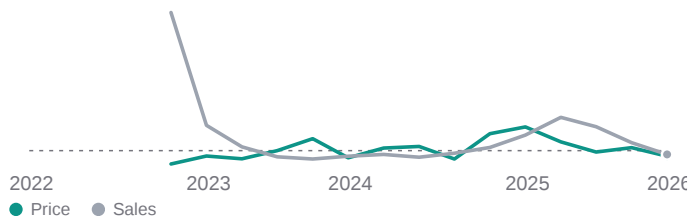


Growth (year over year)

Price -21.7% · Sales -14.8%

Price per square foot

\$231/ft²



Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

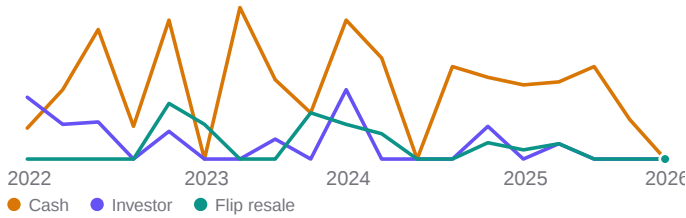
2.9%



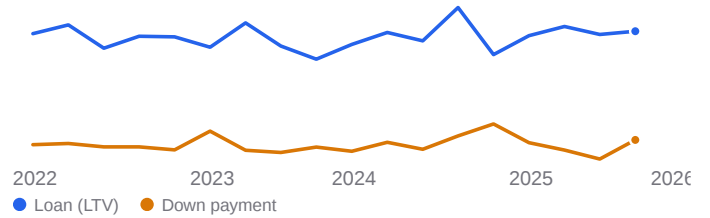
BUYERS & OUTCOMES

Buyer mix

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

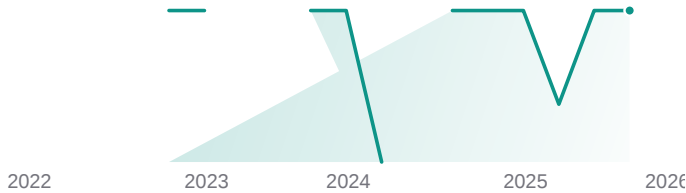


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



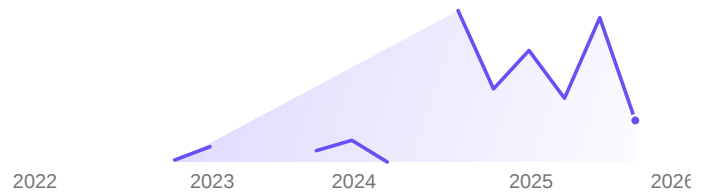
Sellers who sold at a gain

100%



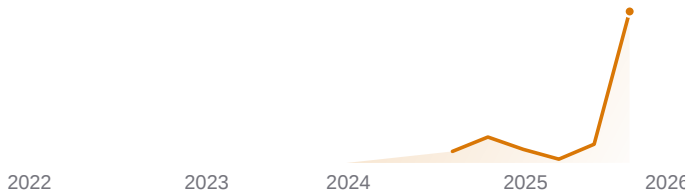
Typical hold before selling

1.0 yrs



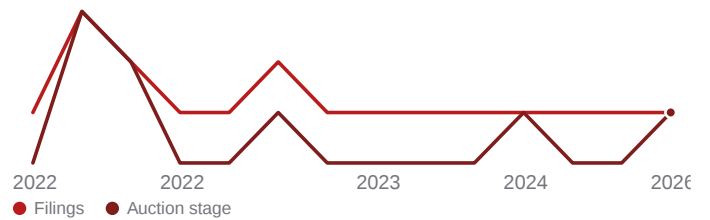
Median annualized return at resale

+63.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,606
Median value (AVM)	\$184K
Median size	1,008 ft²
Median bedrooms	3
Median year built	1958
Single family	96%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	3.9%
Owner occupied	74%
Company owned	7.7%
Median loan-to-value	56%

Typical ownership tenure

21.0 yrs

COMMUNITY

Population	4,544
Density	28 / mi²
Median household income	\$63K
Average household income	\$93K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	76
Homes occupied	88%
Bachelor's or higher	27%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	38°F
Annual precip	37 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.