

Frenchville 04745

ZIP code · ME · Maine · Aroostook County

BALANCED MARKET

\$98K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



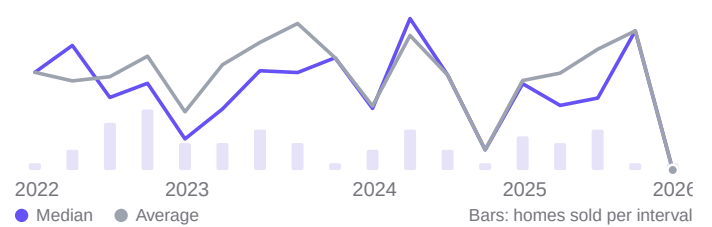
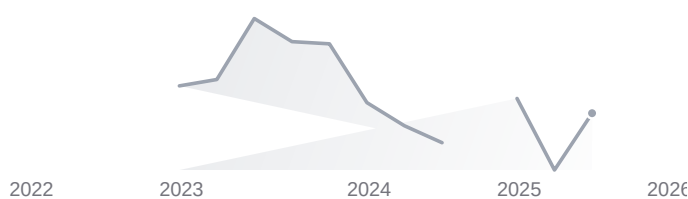
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$31K · Average \$31K

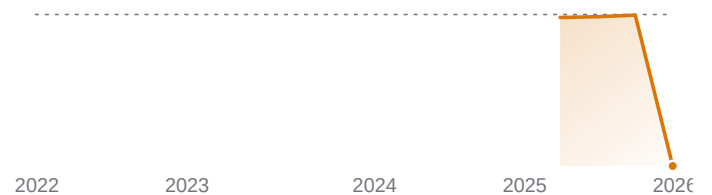
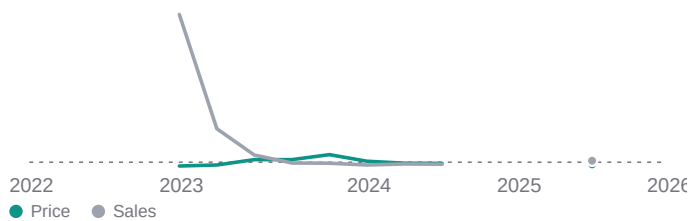


Growth (year over year)

Price -30.5% · Sales +23.1%

Sale premium vs estimated value

-82.7%



Annual turnover (share of homes sold)

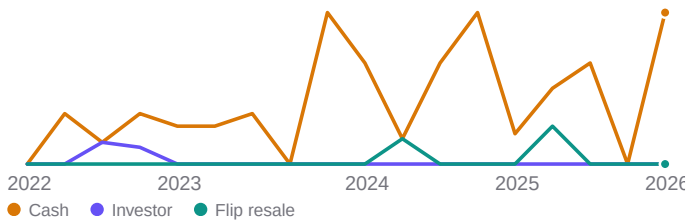
4.0%



BUYERS & OUTCOMES

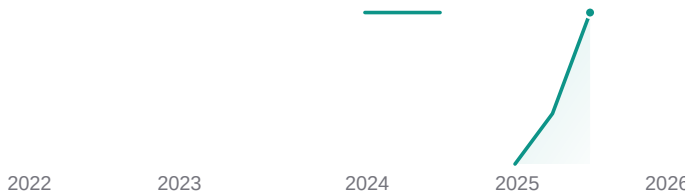
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



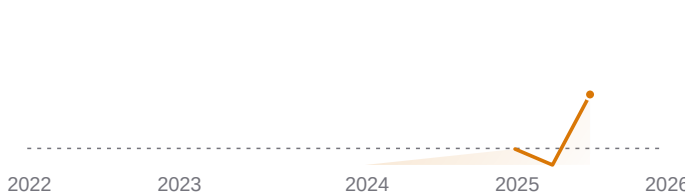
Sellers who sold at a gain

100%

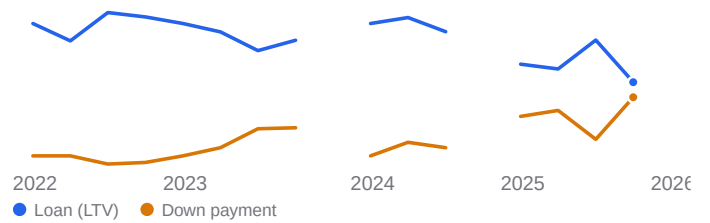


Median annualized return at resale

+20.6%

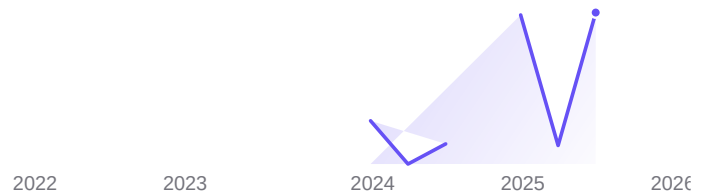


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



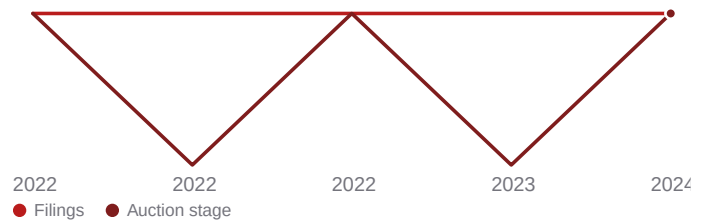
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	422
Median value (AVM)	\$183K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.8%
Owner occupied	68%
Company owned	4.3%
Median loan-to-value	32%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	889
Density	35 / mi²
Median household income	\$53K
Average household income	\$67K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	74
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	13.9%
Unemployment	1.1%
Average temp	38°F
Annual precip	37 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.