

Island Falls 04747

ZIP code · ME · Maine · Aroostook County · Island Falls

SELLER'S MARKET

\$103K

MEDIAN SALE PRICE

+48.8%

1-YR CHANGE

12

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

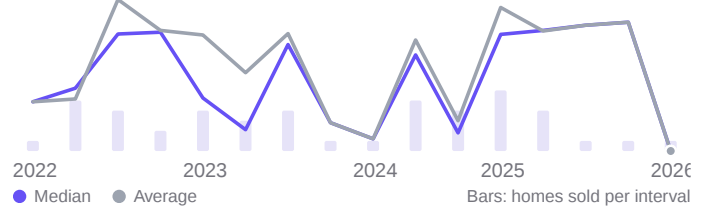
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$13K · Average \$13K

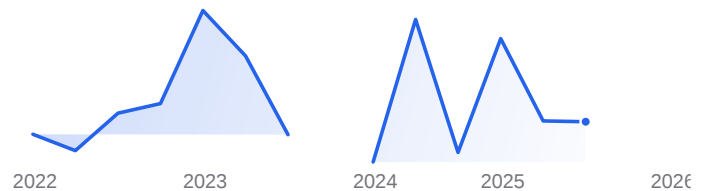


Growth (year over year)

Price +48.8% · Sales +71.4%

Price per square foot

\$88/ft²

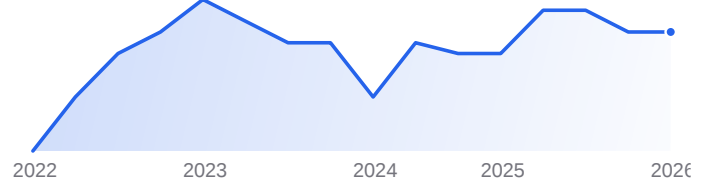


Sale premium vs estimated value

-45.7%

Annual turnover (share of homes sold)

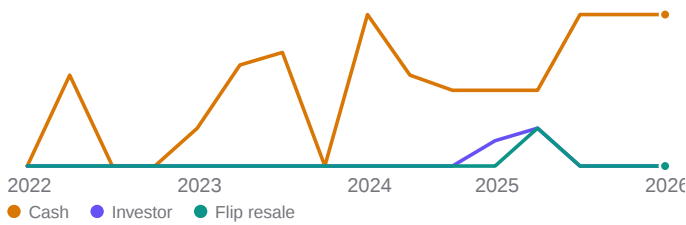
1.6%



BUYERS & OUTCOMES

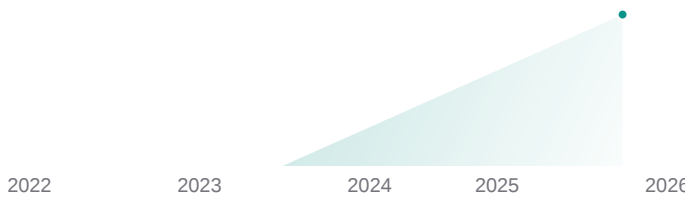
Buyer mix

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



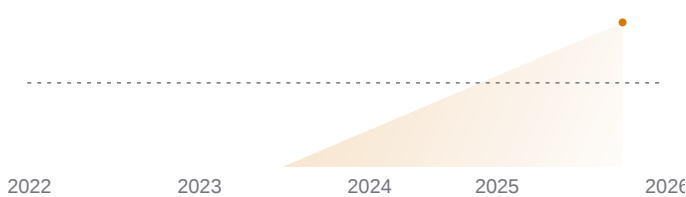
Sellers who sold at a gain

100%

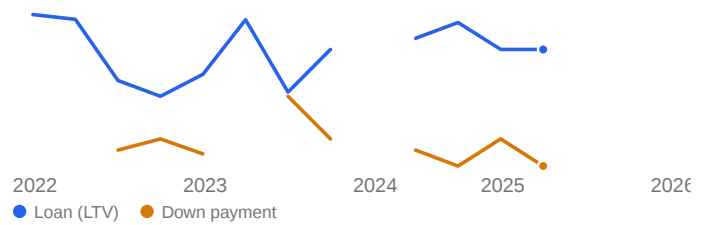


Median annualized return at resale

+11.4%

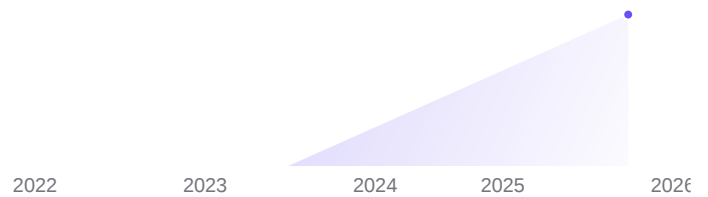


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	774
Median value (AVM)	\$103K
Median size	1,288 ft²
Median bedrooms	2
Median year built	1940
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	5.9%
Owner occupied	31%
Company owned	6.6%
Median loan-to-value	51%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,210
Density	6 / mi ²
Median household income	\$53K
Average household income	\$65K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	53
Homes occupied	59%
Bachelor's or higher	18%
Poverty rate	23.8%
Unemployment	1.1%
Average temp	40°F
Annual precip	42 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.