

Madawaska 04756

ZIP code · ME · Maine > Aroostook County > Madawaska

BUYER'S MARKET

\$63K

MEDIAN SALE PRICE

-53.2%

1-YR CHANGE

52

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



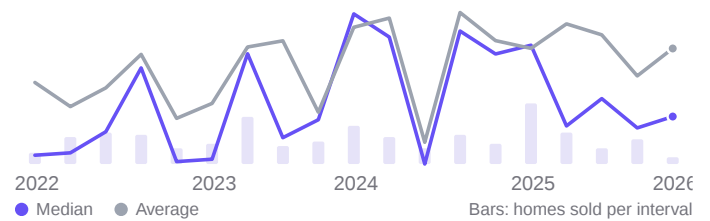
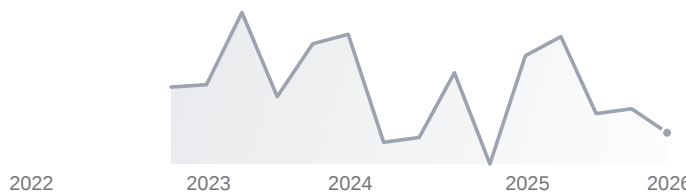
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$90K · Average \$125K

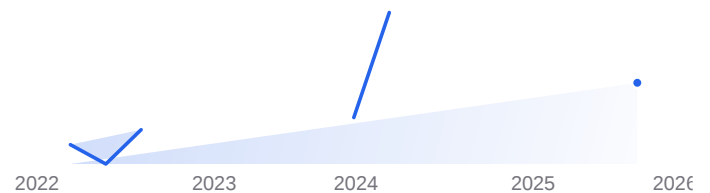
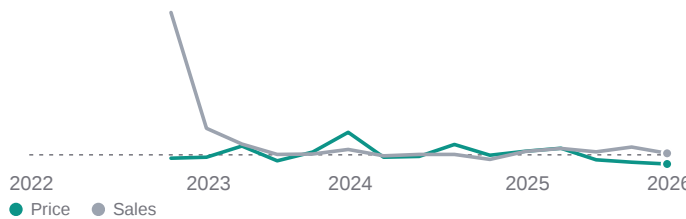


Growth (year over year)

Price -53.2% · Sales +8.3%

Price per square foot

\$159/ft²

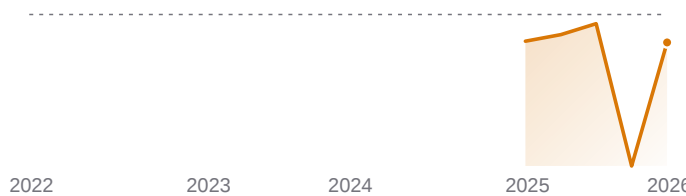


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

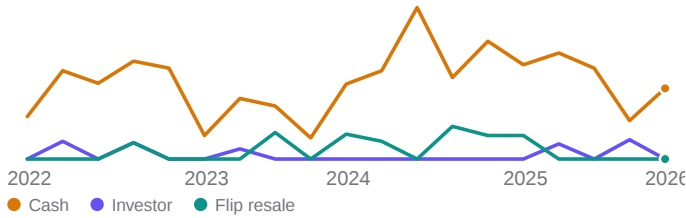
4.0%



BUYERS & OUTCOMES

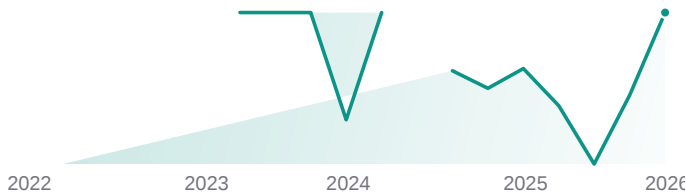
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



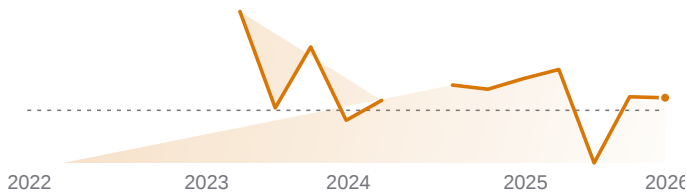
Sellers who sold at a gain

100%

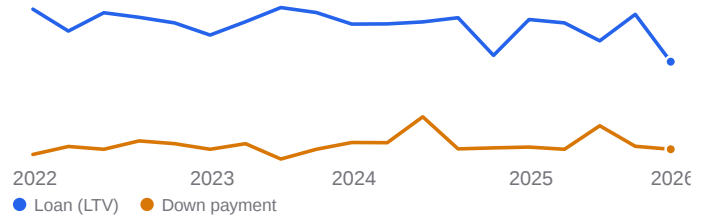


Median annualized return at resale

+3.8%

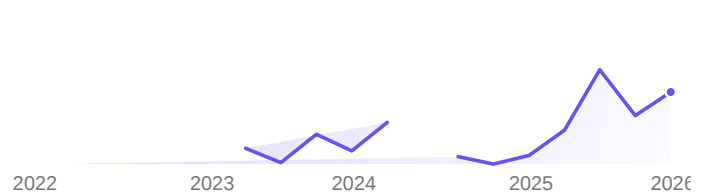


Financing (share of purchase price) Loan (LTV) 63% · Down payment 10%



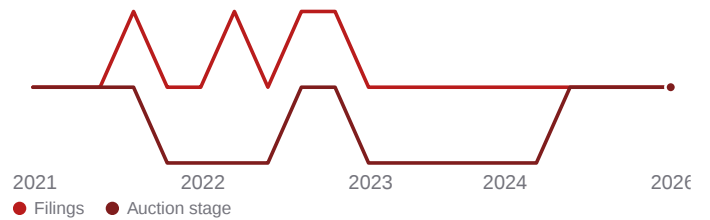
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,312
Median value (AVM)	\$127K
Median size	1,056 ft²
Median bedrooms	3
Median year built	1969
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	3.6%
Owner occupied	81%
Company owned	5.0%
Median loan-to-value	53%
Typical ownership tenure	21.2 yrs

COMMUNITY

Population	3,172
Density	189 / mi²
Median household income	\$44K
Average household income	\$59K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	73
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	16.9%
Unemployment	0.8%
Average temp	37°F
Annual precip	38 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.