

Mars Hill 04758

ZIP code · ME · Maine · Aroostook County · Mars Hill

BUYER'S MARKET

\$282K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



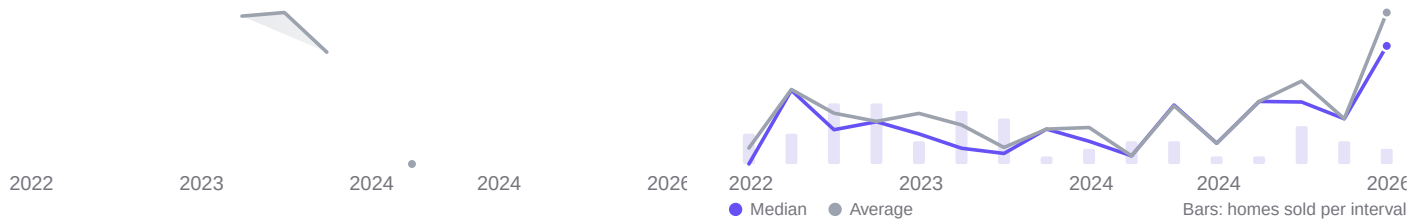
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

21 / 100

Sale prices

Median \$282K · Average \$351K



Growth (year over year)

Price +62.3% · Sales +0.0%

Price per square foot

\$667/ft²

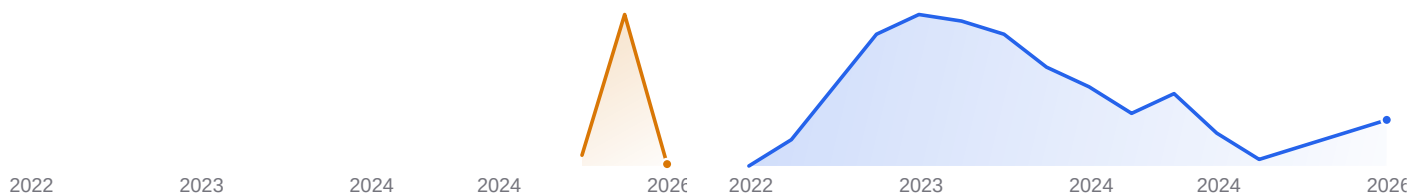


Sale premium vs estimated value

+0.2%

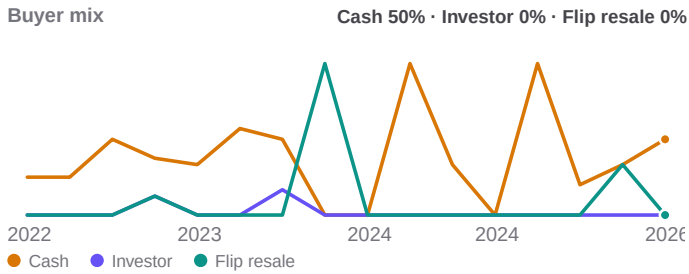
Annual turnover (share of homes sold)

2.6%



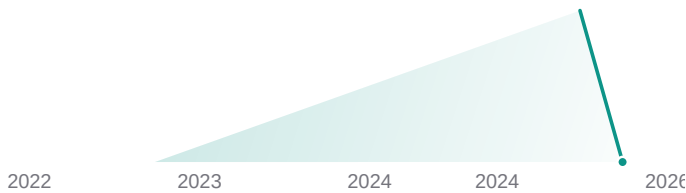
BUYERS & OUTCOMES

Buyer mix



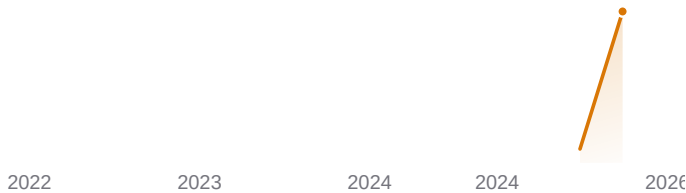
Sellers who sold at a gain

67%

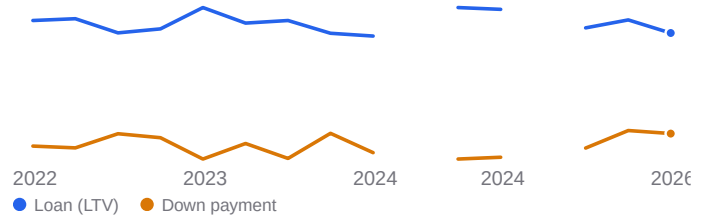


Median annualized return at resale

+27.8%

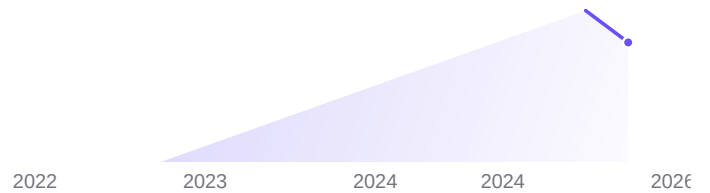


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



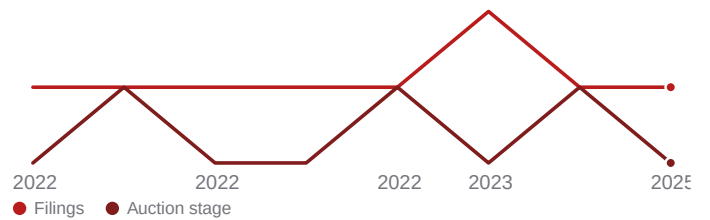
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	426
Median value (AVM)	\$152K
Median size	952 ft²
Median bedrooms	3
Median year built	1970
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.7%
Owner occupied	36%
Company owned	3.5%
Median loan-to-value	48%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	850
Density	25 / mi²
Median household income	\$60K
Average household income	\$68K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	65
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	11.4%
Unemployment	1.0%
Average temp	39°F
Annual precip	41 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.