

Oakfield 04763

ZIP code · ME · Maine · Aroostook County · Oakfield

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

+873.0%

1-YR CHANGE

13

SALES (12 MO)

\$101K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

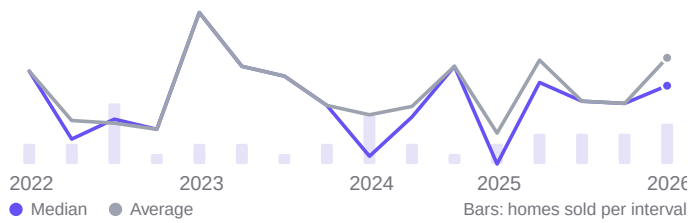
MARKET TRENDS (5 YEARS)

Sale prices

Median \$180K · Average \$238K

Growth (year over year)

Price +873.0% · Sales +160.0%



Price per square foot

\$74/ft²

Sale premium vs estimated value

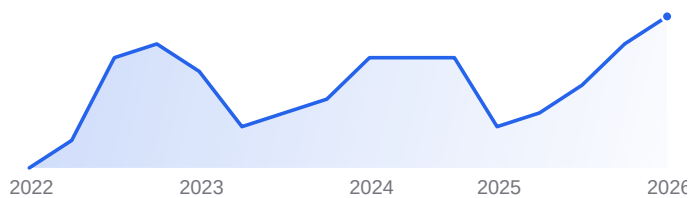
-40.3%

2022 2023 2024 2025 2026

2022 2023 2024 2025 2026

Annual turnover (share of homes sold)

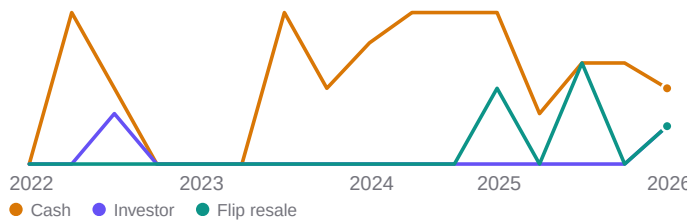
4.2%



BUYERS & OUTCOMES

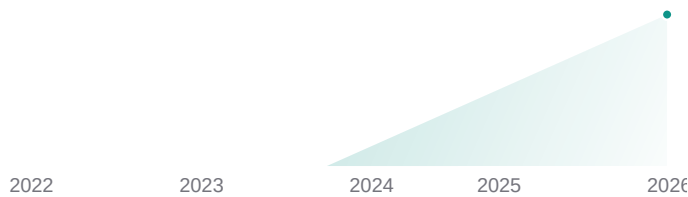
Buyer mix

Cash 50% · Investor 25% · Flip resale 25%



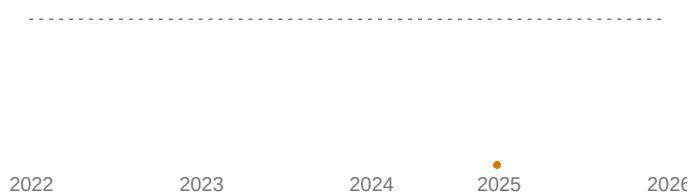
Sellers who sold at a gain

100%

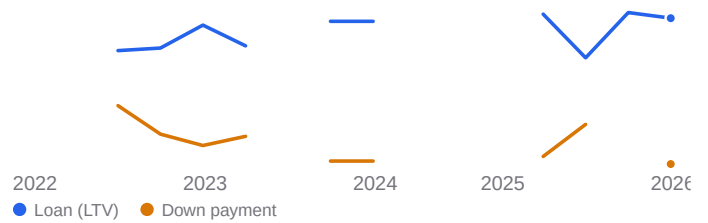


Median annualized return at resale

-76.0%

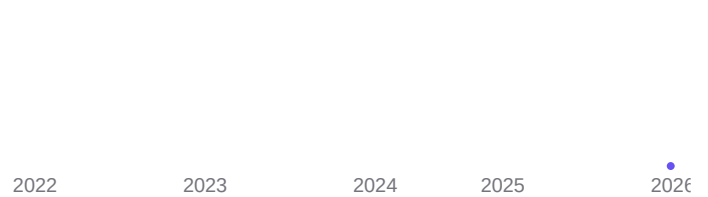


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

0.3 yrs



HOUSING STOCK

Homes	306
Median value (AVM)	\$101K
Median size	1,040 ft²
Median bedrooms	3
Median year built	1988
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.3%
Owner occupied	42%
Company owned	2.0%
Median loan-to-value	16%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	650
Density	13 / mi²
Median household income	\$44K
Average household income	\$53K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	57
Homes occupied	63%
Bachelor's or higher	7%
Poverty rate	16.4%
Unemployment	1.0%
Average temp	40°F
Annual precip	42 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.