

Patten 04765

ZIP code · ME · Maine · Penobscot County · Patten

BALANCED MARKET

\$114K

MEDIAN SALE PRICE

+15.7%

1-YR CHANGE

9

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

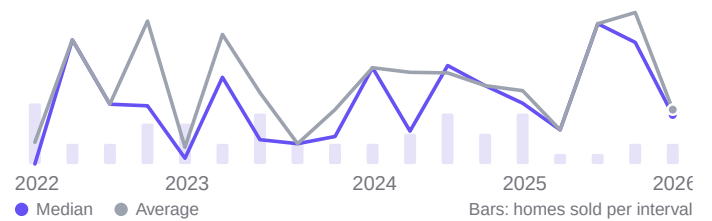
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$80K · Average \$85K

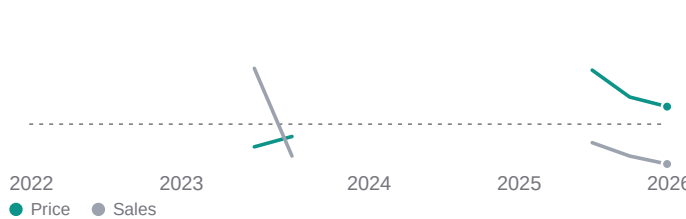


Growth (year over year)

Price +15.7% · Sales -35.7%

Sale premium vs estimated value

-37.2%



Annual turnover (share of homes sold)

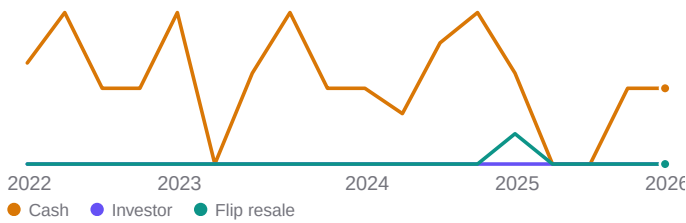
1.9%



BUYERS & OUTCOMES

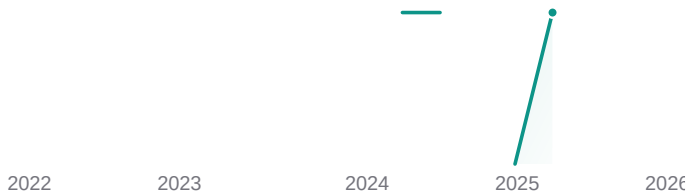
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



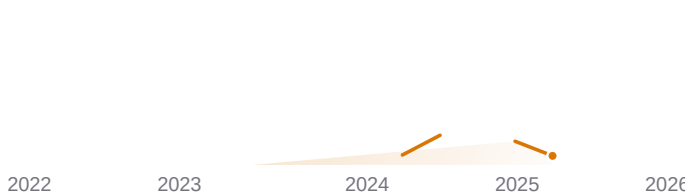
Sellers who sold at a gain

100%

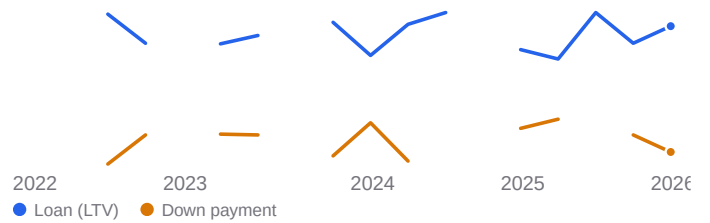


Median annualized return at resale

+3.5%

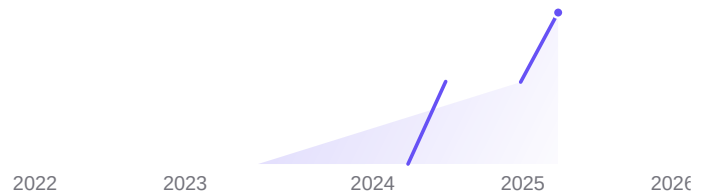


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.9%



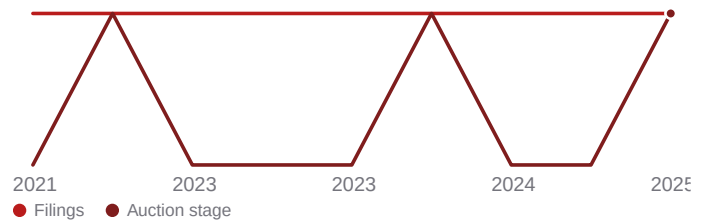
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	464
Median value (AVM)	\$121K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1962
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	10%
Owner occupied	49%
Company owned	2.8%
Median loan-to-value	37%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,265
Density	2 / mi²
Median household income	\$46K
Average household income	\$63K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	55
Homes occupied	53%
Bachelor's or higher	14%
Poverty rate	23.5%
Unemployment	0.6%
Average temp	41°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.