

Perham 04766

ZIP code · ME · Maine > Aroostook County

\$75K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

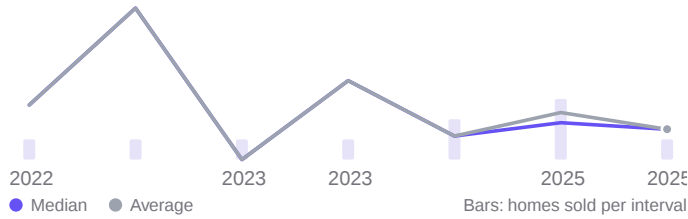
MARKET TRENDS (5 YEARS)

Sale prices

Median \$75K · Average \$75K

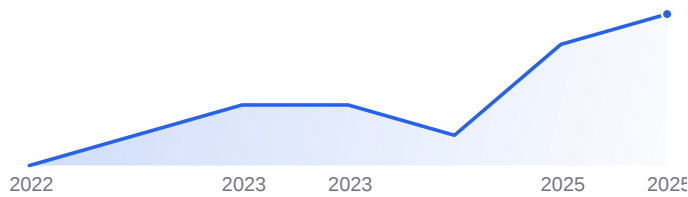
Growth (year over year)

Price -25.0% · Sales +200.0%



Annual turnover (share of homes sold)

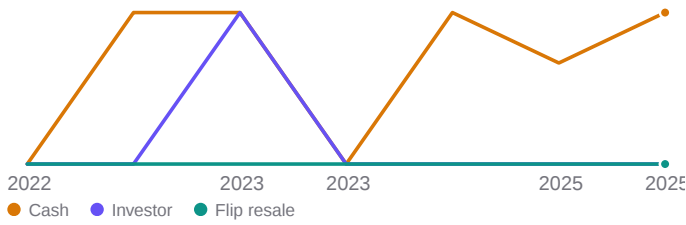
4.1%



BUYERS & OUTCOMES

Buyer mix

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

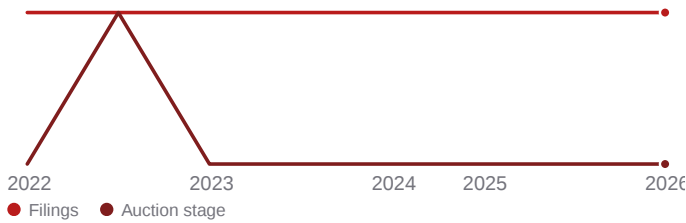


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	145
Median value (AVM)	\$135K
Median size	896 ft²
Median bedrooms	3
Median year built	1902
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.4%
Owner occupied	71%
Company owned	2.8%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	393
Density	7 / mi²
Median household income	\$60K

Average household income	\$86K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	66
Homes occupied	74%
Bachelor's or higher	19%
Poverty rate	13.9%
Unemployment	1.1%
Average temp	38°F
Annual precip	39 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.