

Van Buren 04785

ZIP code · ME · Maine · Aroostook County · Van Buren

BALANCED MARKET

\$142K

MEDIAN SALE PRICE

+17.0%

1-YR CHANGE

24

SALES (12 MO)

\$83K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



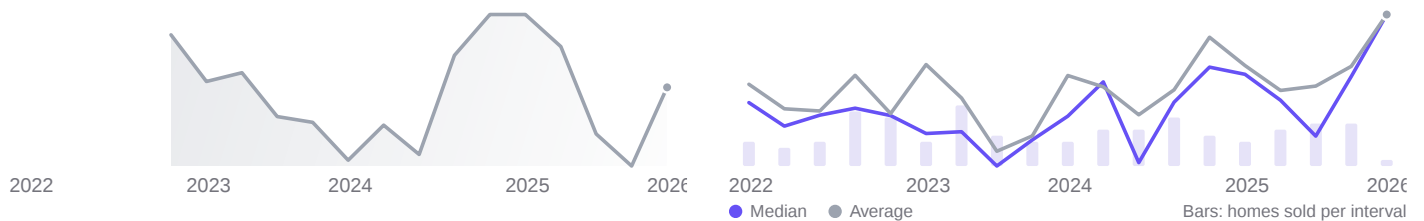
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$177K · Average \$177K

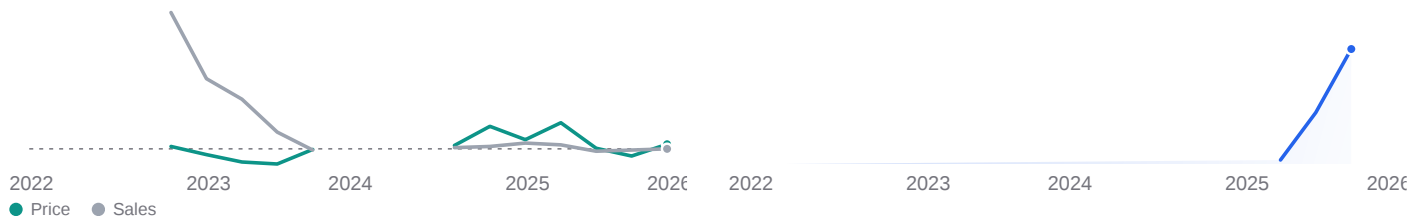


Growth (year over year)

Price +17.0% · Sales +0.0%

Price per square foot

\$106/ft²

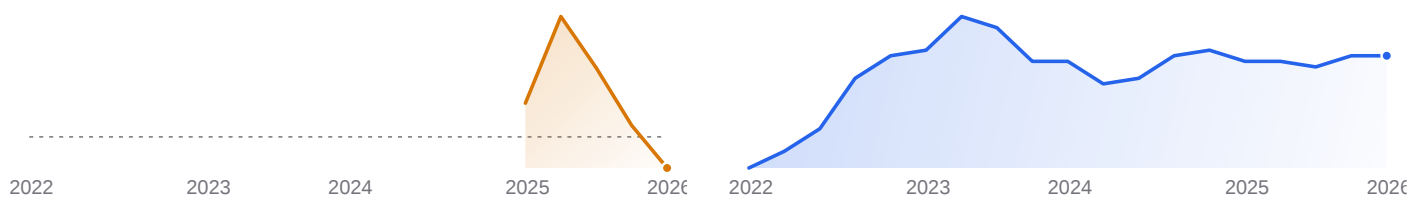


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

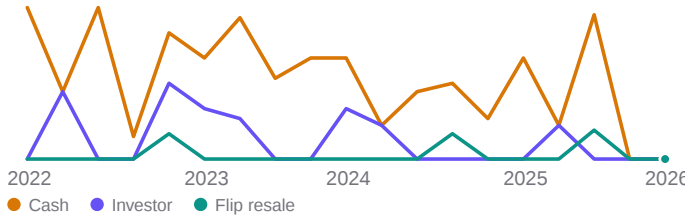
3.1%



BUYERS & OUTCOMES

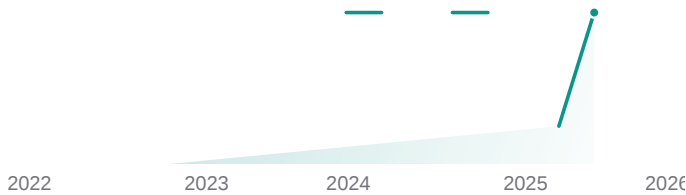
Buyer mix

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



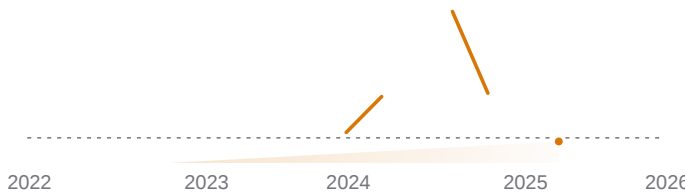
Sellers who sold at a gain

100%

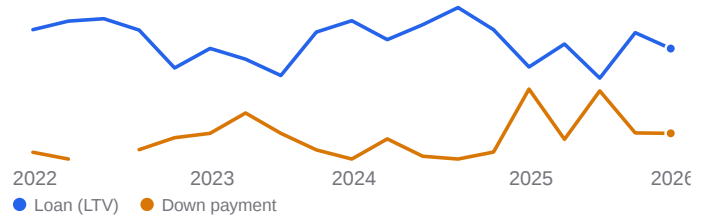


Median annualized return at resale

-3.2%

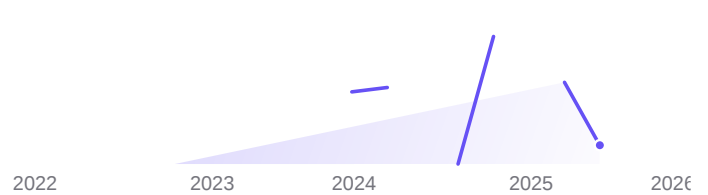


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



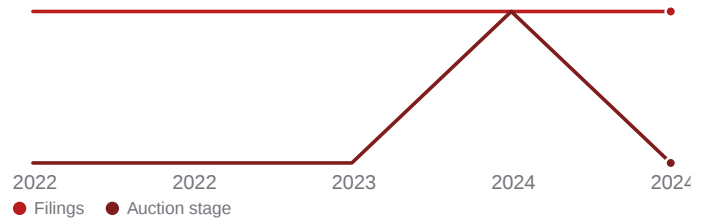
Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	781
Median value (AVM)	\$83K
Median size	946 ft²
Median bedrooms	3
Median year built	1955
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	6.9%
Owner occupied	75%
Company owned	2.7%
Median loan-to-value	52%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,125
Density	23 / mi²
Median household income	\$40K
Average household income	\$58K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	62
Earthquake index (US avg 100)	66
Homes occupied	83%
Bachelor's or higher	7%
Poverty rate	21.9%
Unemployment	0.8%
Average temp	38°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.