

Washburn 04786

ZIP code · ME · Maine · Aroostook County · Washburn

SELLER'S MARKET

\$164K

MEDIAN SALE PRICE

+19.4%

1-YR CHANGE

28

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

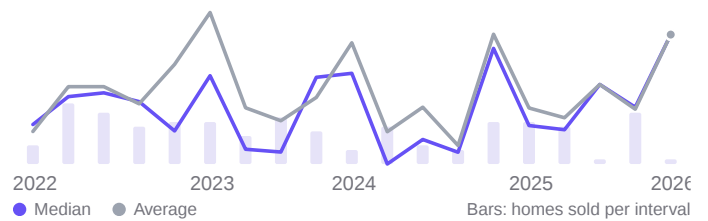
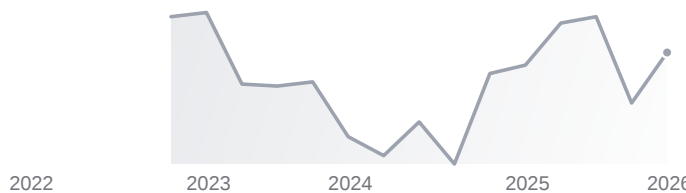
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

70 / 100

Sale prices

Median \$220K · Average \$220K

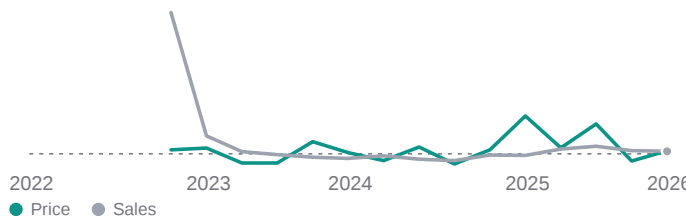


Growth (year over year)

Price +19.4% · Sales +16.7%

Price per square foot

\$102/ft²

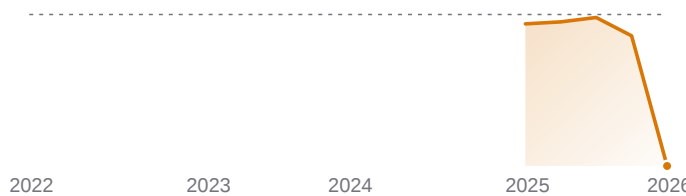


Sale premium vs estimated value

-50.5%

Annual turnover (share of homes sold)

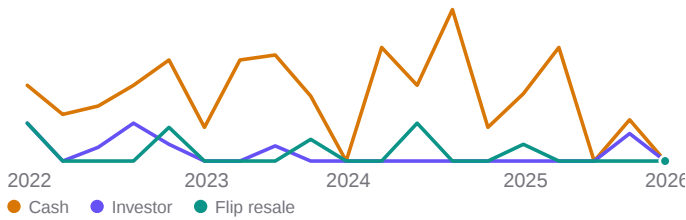
3.6%



BUYERS & OUTCOMES

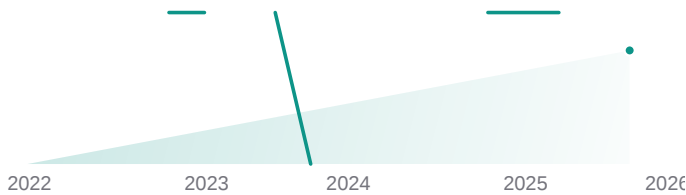
Buyer mix

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



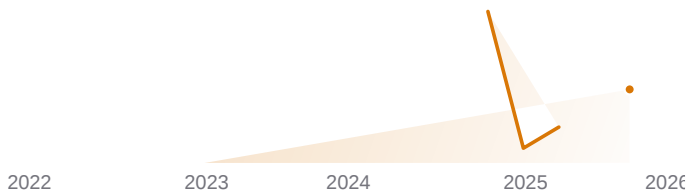
Sellers who sold at a gain

75%

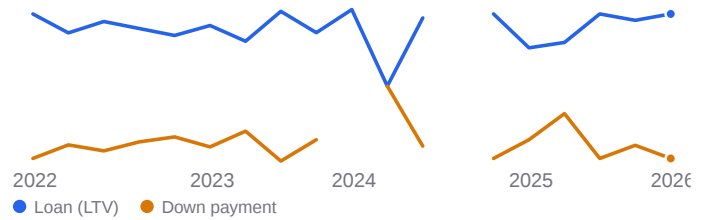


Median annualized return at resale

+47.2%

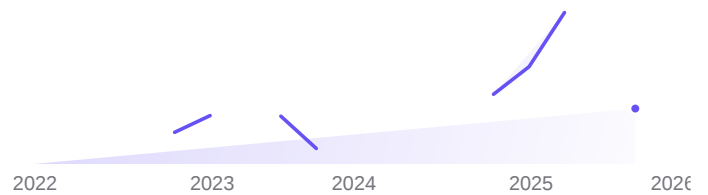


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



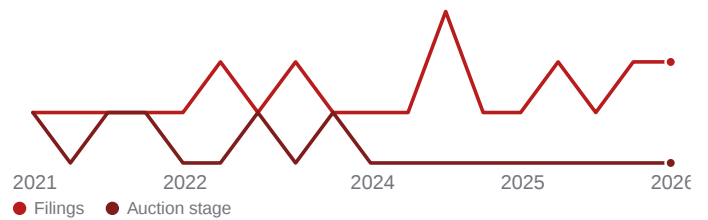
Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	776
Median value (AVM)	\$111K
Median size	868 ft²
Median bedrooms	3
Median year built	1952
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	6.9%
Owner occupied	53%
Company owned	6.4%
Median loan-to-value	59%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	1,822
Density	26 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	63
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	12.9%
Unemployment	1.1%
Average temp	39°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.