

Islesboro 04848

ZIP code · ME · Maine · Waldo County

BALANCED MARKET

\$437K

MEDIAN SALE PRICE

+67.9%

1-YR CHANGE

16

SALES (12 MO)

\$589K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

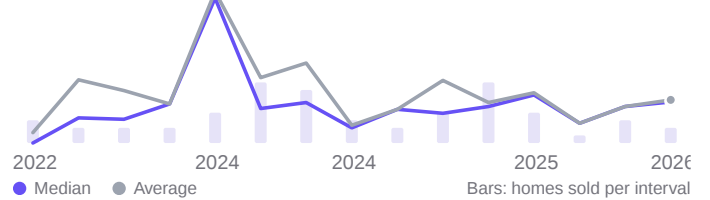
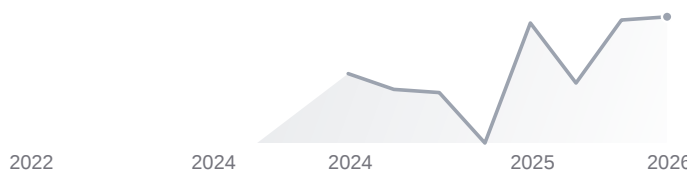
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$450K · Average \$465K

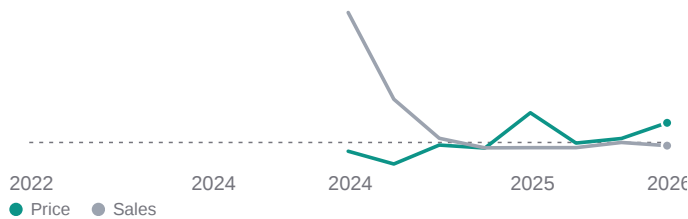


Growth (year over year)

Price +67.9% · Sales -11.1%

Price per square foot

\$365/ft²

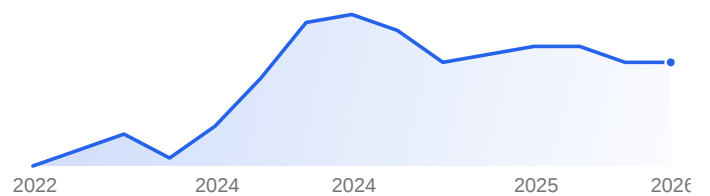


Sale premium vs estimated value

+9.8%

Annual turnover (share of homes sold)

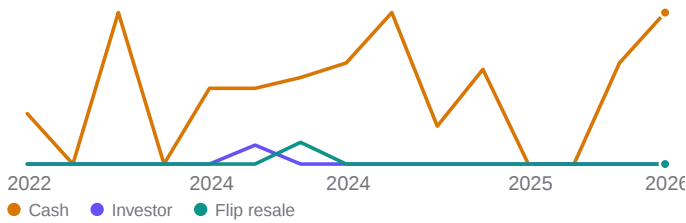
2.4%



BUYERS & OUTCOMES

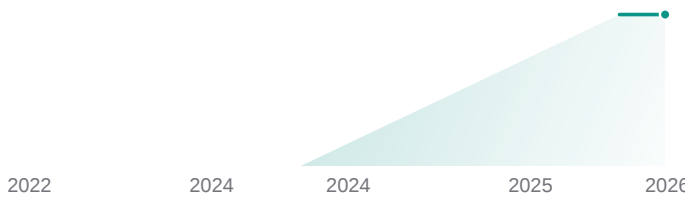
Buyer mix

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



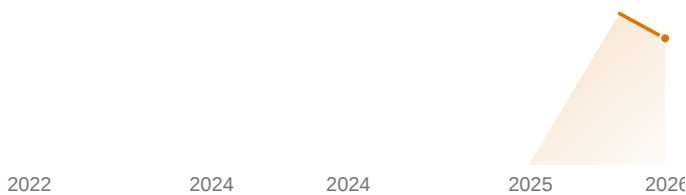
Sellers who sold at a gain

100%

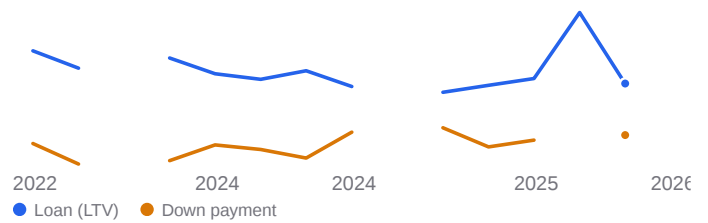


Median annualized return at resale

+9.2%

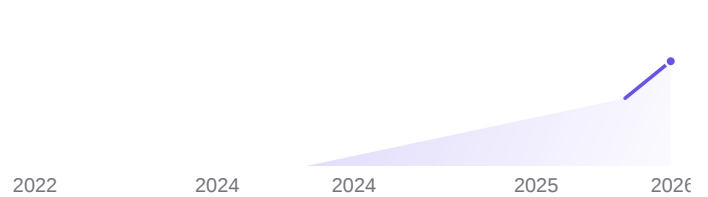


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	657
Median value (AVM)	\$589K
Median size	1,479 ft²
Median bedrooms	3
Median year built	1969
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.0%
Owner occupied	29%
Company owned	23%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	546
Density	8 / mi²
Median household income	\$73K
Average household income	\$126K
Crime index (US avg 100)	185
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	56
Homes occupied	33%
Bachelor's or higher	18%
Poverty rate	7.7%
Unemployment	1.0%
Average temp	45°F
Annual precip	49 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.