

South Thomaston 04858

ZIP code · ME · Maine · Knox County

BALANCED MARKET

\$342K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

20

SALES (12 MO)

\$357K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



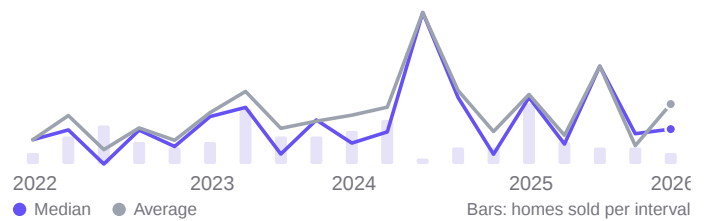
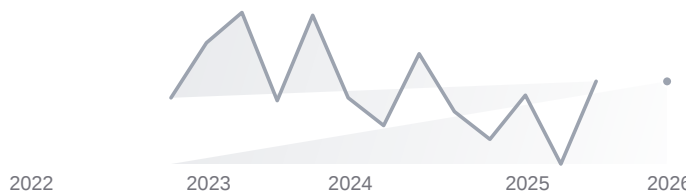
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$342K · Average \$489K

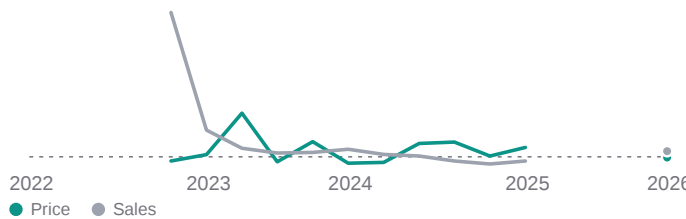


Growth (year over year)

Price -4.1% · Sales +33.3%

Price per square foot

\$378/ft²



Sale premium vs estimated value

-7.8%

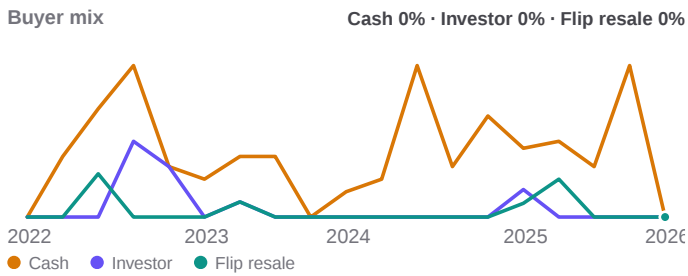
Annual turnover (share of homes sold)

2.2%



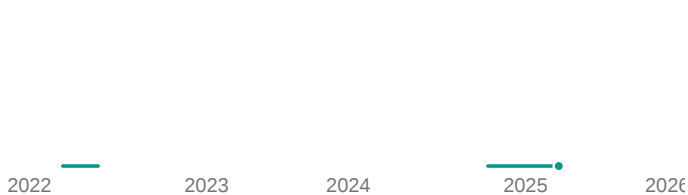
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%

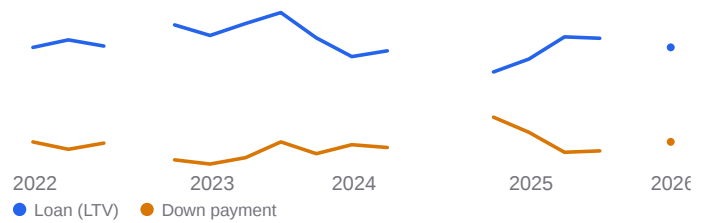


Median annualized return at resale

+6.0%

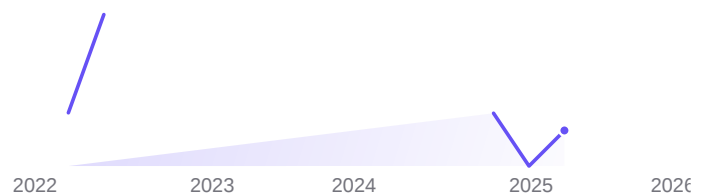


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



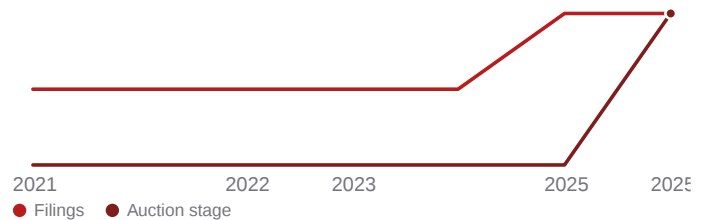
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	928
Median value (AVM)	\$357K
Median size	1,495 ft²
Median bedrooms	3
Median year built	1980
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.7%
Owner occupied	45%
Company owned	13%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,615
Density	88 / mi²
Median household income	\$84K
Average household income	\$92K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	55
Homes occupied	73%
Bachelor's or higher	32%
Poverty rate	6.4%
Unemployment	0.8%
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.